



**63 LYE WATER**

Crewkerne, TA18 8BB

**Price Guide £189,950**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented one bedroom character cottage situated within a short walk of the Town Centre with beautiful views to the rear across countryside and driveway parking. The accommodation in brief comprises kitchen, sitting room, bedroom and a bathroom.

## Situation

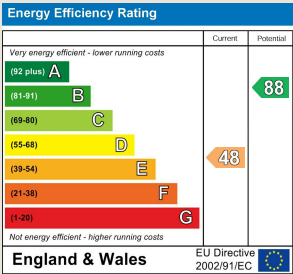
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

## The local area

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council    Council Tax Band: A  
Tenure: Freehold  
EPC Rating: E



# PROPERTY DESCRIPTION

## Kitchen

11'11" max x 9'10" (3.65 max x 3.02 )

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, integrated electric oven and a hob with an extractor fan over, Space for washing machine, under counter fridge, freezer and tiling to all splash prone areas.

## Sitting Room

11'9" x 11'9" (3.6 x 3.6)

With a window and french doors to the rear aspect opening out into the garden. Radiator.

## Landing

Doors into:

## Bedroom One

11'9" x 11'9" (3.6 x 3.6)

With a window to the rear aspect, built in wardrobe and a radiator.

## Bathroom

9'10" x 9'6" (3.0 x 2.9)

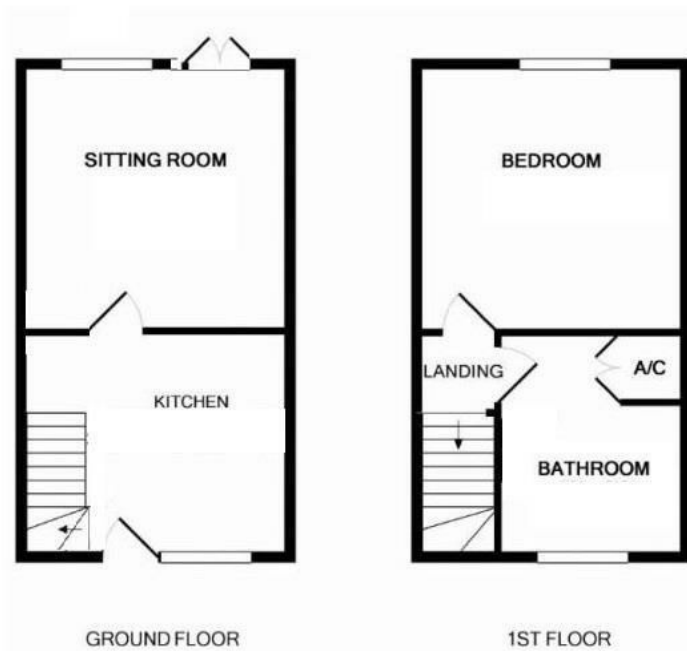
With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail, airing cupboard and tiling to all splash prone areas.

## Outside

To the front there is driveway parking. To the rear the top garden is enclosed, AstroTurf and patio abutting the rear of the property it then slopes down to a further garden area with sheds.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in September 2023. The electrics were last checked in 2016.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

