



42 HERMITAGE STREET

Crewkerne, TA18 8ES

Offers In The Region Of £200,000

MAYFAIR  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A deceptively spacious three bedroom end terrace cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises sitting room, kitchen, dining room, bathroom with three bedrooms upstairs via two staircases. To the rear there is an enclosed courtyard garden. The property is being sold with no onward chain.

## Situation

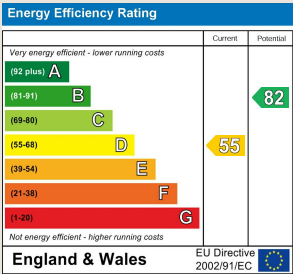
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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

South Somerset Council Tax Band: A  
Tenure: Freehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Sitting Room

18'10 × 12'5 (5.74m × 3.78m)

With a window to the front aspect, fireplace with wood burning stove, television point, wooden flooring, two radiators and an arch into:

## Kitchen

14'7 × 10'4 (4.45m × 3.15m)

With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, space for cooker, washing machine, under counter fridge and under counter freezer. Stairs rising to the first floor, under stairs storage cupboard, two velux ceiling windows and tiling to all splash prone areas.

## Dining Room

11'0 × 10'11 (3.35m × 3.33m)

With a window to the side aspect, radiator and stairs rising to the first floor with a storage cupboard under.

## Bathroom

13'7 × 7'1 (4.14m × 2.16m)

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

## Bedroom One

12'0 × 12'0 (3.66m × 3.66m)

Accessed via stairs off the dining room. With a window to the side aspect, built in wardrobe and an airing cupboard housing the gas central heating boiler, radiator.

## Landing

Accessed from the stairs in the kitchen, window to the side aspect and access to the loft.

## Bedroom Two

12'2 × 10 (3.71m × 3.05m)

With a window to the front aspect and a radiator.

## Bedroom Three

8'9 × 8'6 (2.67m × 2.59m)

With a window to the rear aspect and a radiator.

## Outside

To the rear the courtyard is enclosed with quarry tiled patio, brick built store.

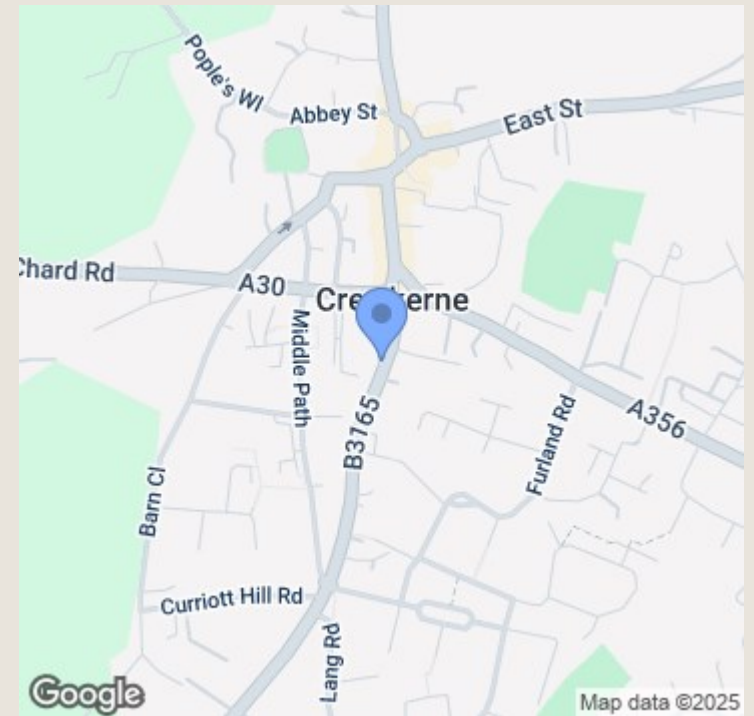
## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in December 2018.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

**01460 74200**

[crewkerne@mayfairproperties.net](mailto:crewkerne@mayfairproperties.net)

## 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)

