



121 SOUTH STREET

Crewkerne, TA18 8AA

Price Guide £210,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented two bedroom cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises entrance hall, sitting/dining room, study area, kitchen, utility room and bathroom. On the first floor, two double bedrooms and a further bathroom. Outside the rear garden is enclosed and mainly laid to lawn. 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: B  
Tenure: Freehold  
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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## Entrance Hall

Stairs rising to the first floor.

## Sitting/Dining Room

19'11" × 13'1" (6.09 × 4.00)

With a window to the front aspect and french doors to the rear opening out into the garden. Multi fuel burner, Television point and three radiators.

## Inner Hallway

Open to the kitchen and a door into the study area.

## Kitchen

11'3" × 10'1" (3.44 × 3.09)

With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, range style cooker and an extractor fan over. built in storage cupboard, space for fridge/freezer, plumbing for dishwasher and tiling to all splash prone areas.

## Utility Room

With a window to the side aspect and a door to the rear opening out into the garden. Work surfaces and space and plumbing for washing machine and tumble dryer, radiator.

## Bathroom

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

## Landing

Doors into:

## Bedroom One

11'0" × 10'4" (3.36 × 3.17)

With a window to the front aspect, built in wardrobes and a radiator.

## Bedroom Two

8'11" × 8'5" (2.73 × 2.58)

With a window to the rear aspect and a radiator.

## Bathroom

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

## Outside

To the rear the garden is a good size and enclosed, mainly laid to lawn, with patio abutting the rear of the property decking area with two sheds at the end of the garden.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The property is being sold with no onward chain.



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)

