



44 HERMITAGE STREET

Crewkerne, TA18 8ET

Price £425,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented and spacious six bedroom townhouse, built in 1879 and situated within a short walk of the Town Centre and amenities. This very characterful property benefits from driveway parking, large garage and far reaching views from the top floor. The accommodation is flexible and split over three floors, briefly comprising entrance hall, sitting room, kitchen, family room, utility room and cloakroom. On the first floor three bedrooms and a shower room. On the second floor three bedrooms and a bathroom. To the rear the garden is a lovely size and mainly laid to lawn with patio areas for seating and entertaining.

Situation

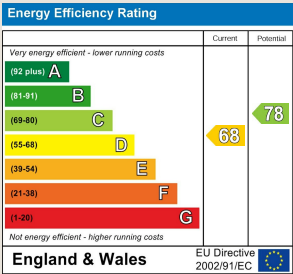
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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



PROPERTY DESCRIPTION

Entrance Hall

Rear door opening out into the garden, three radiators and stairs rising to the first floor.

Sitting Room

18'4" x 11'6" (5.59 x 3.53)

With a bay window to the front aspect, feature fireplace with multi-fuel burner, picture rail, exposed flooring and four radiators.

Kitchen

12'4" x 9'4" (3.76 x 2.87)

Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainage, two integrated ovens each of which have a microwave function, hob and extractor, built in fridge/freezer and dishwasher. tiling to all splash prone areas.

Family Room

15'5" x 10'7" (4.70 x 3.23)

Windows to two sides and sky lights, french doors to the garden, underfloor heating.

Utility Room

9'6" x 4'1" (2.92 x 1.26)

Space and plumbing for a washing machine. Door to:

Cloakroom

Low level W.C, pedestal wash hand basin, extractor fan.

Landing

Window to the rear, storage cupboard and stairs rising to the second floor.

Bedroom One

15'7" x 10'2" (4.76 x 3.10)

With a window to the front aspect and a radiator.

Bedroom Two

13'6" x 8'9" (4.14 x 2.69)

With a window to the rear aspect and a radiator.

Bedroom Three

15'1" x 9'7" (4.60 x 2.94)

With a window to the front aspect and a radiator.

Shower Room

10'0" x 5'1" (3.07 x 1.57)

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

Second Floor Landing

Window to the rear aspect, radiator, loft access.

Bedroom Four

14'9" x 9'6" (4.50 x 2.92)

Window to the front aspect with views.

Bedroom Five

13'4" x 9'4" (4.08 x 2.85)

With a window to the rear aspect and a radiator.

Bedroom Six

14'9" x 10'2" (4.50 x 3.11)

Windows to the front and side aspects with views and a radiator.

Bathroom

12'4" x 5'1" (3.78 x 1.57)

With a window to the rear aspect. Suite comprising Jacuzzi bath, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas and a storage cupboard housing the hot water cylinder.

Outside

The property has a lawned front garden with storage cupboard to the side of the house. The rear garden is a good size and has a gravelled area off the family room with another store cupboard off the back of the house. Steps lead up to a patio area and lawn with further patio area off the back of the garage. Pedestrian door into the garage and gate to the parking area which is accessed through West Street Car Park.

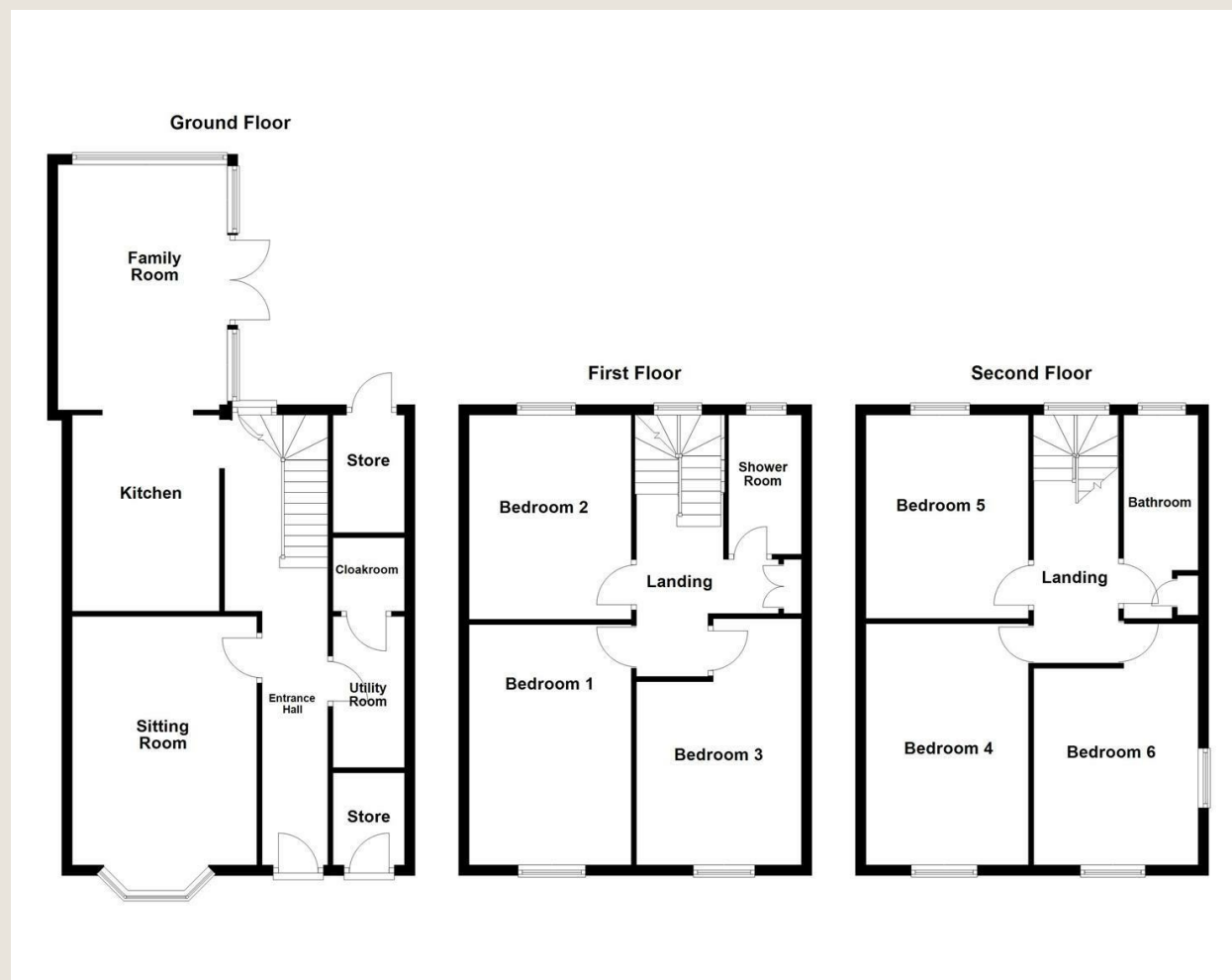
Garage

17'1" x 12'10" (5.23 x 3.92)

Up and over garage door, light and power connected window to the rear and side door into garden.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in November 2015. The property is in a conservation area. There is a permanent legal agreement in place to access the parking area and garage via West Street car park, neighbouring properties also have this access. The electrics were last tested in 2016.



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

01460 74200

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)

