



34 BARN CLOSE

Crewkerne, TA18 8BL

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A fantastic opportunity to purchase a two bedroom detached bungalow situated on the edge of Crewkerne. The accommodation in brief comprises entrance hall, sitting room, sun room, kitchen/breakfast room, two double bedrooms and a bathroom. Outside the garden to the rear is a generous drive and ample driveway parking leads to the garage. The property is being sold with no onward chain.

Situation

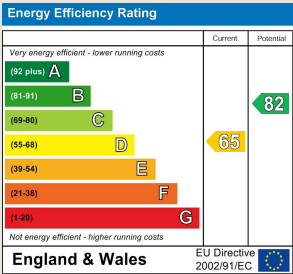
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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

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



PROPERTY DESCRIPTION

Entrance Hall

Three cupboards, one housing the immersion tank, loft access and a radiator.

Sitting Room

19'8" × 13'5" (6.01 × 4.10)

With a window to the front aspect, stone fireplace, radiators, side door opening into:

Sun Room

11'8" × 5'8" (3.56 × 1.73)

Windows to all sides and door opening out into the garden.

Kitchen/Breakfast Room

17'4" × 8'3" (5.29 × 2.54)

Dual aspect windows to the front and rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drain, built in oven, gas hob and an extractor fan over. Space for under counter fridge and tiling to all splash prone areas.

Bedroom One

14'8" × 12'6" (4.49 × 3.83)

With dual aspect windows to the side and rear, built in cupboard and a radiator.

Bedroom Two

11'10" × 9'11" (3.63 × 3.04)

With a window to the rear aspect and a radiator.

Bathroom

7'9" × 6'5" (2.37 × 1.96)

With a window to the rear aspect. Suite comprising panelled bath, low level W.C, wash hand basin, shaver socket and tiling to all splash prone areas.

Outside

The property has a gated driveway providing off road parking which leads to the garage. The front garden is laid to lawn with flowers and shrubs. Side gate to the rear garden which is a good size, mainly laid to lawn with patio areas, pond and garden shed.

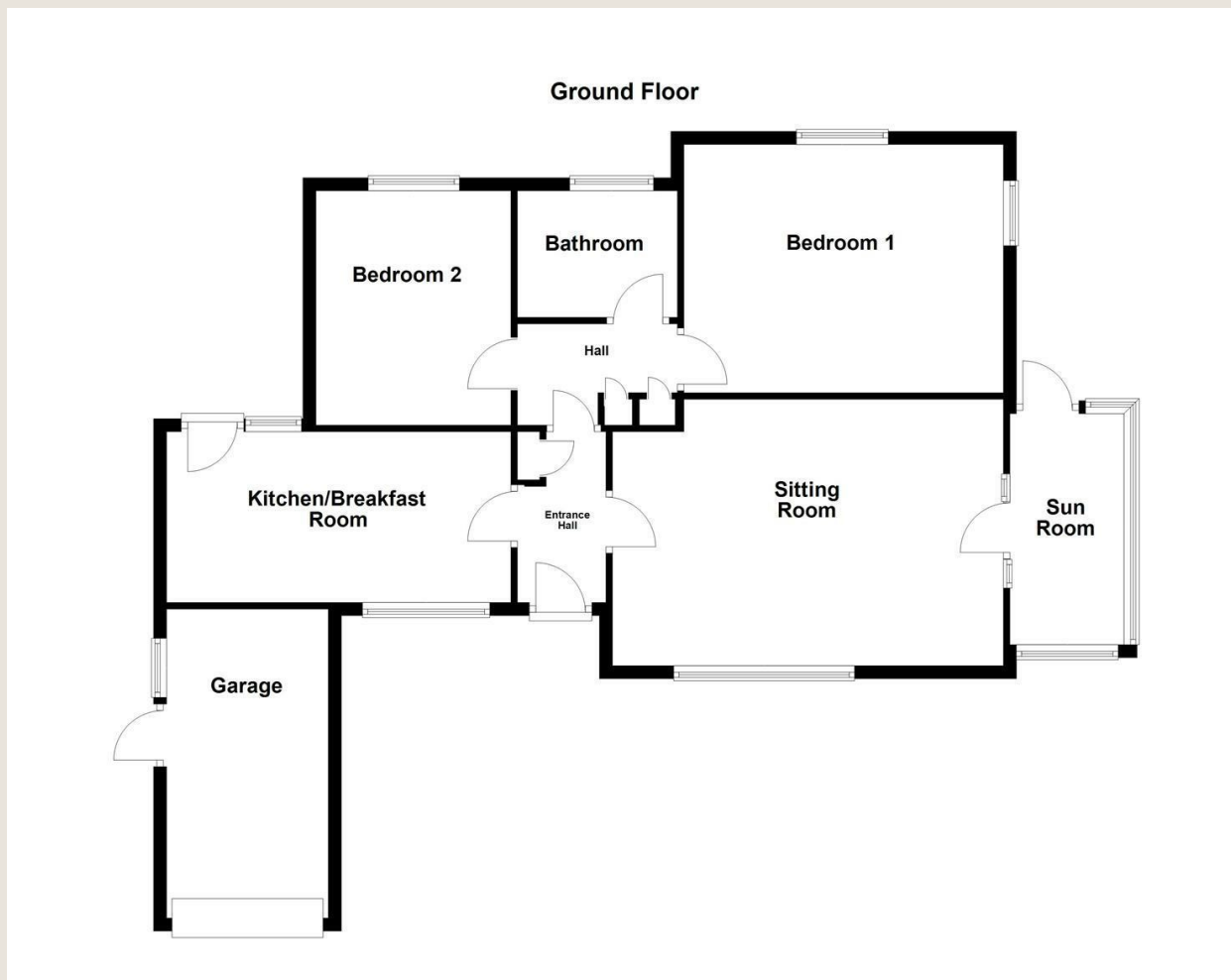
Garage

15'7" × 8'1" (4.75 × 2.47)

Up and over door, wall mounted boiler, light and power connected, window and pedestrian door to the side.

Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The boiler was last serviced in January 2025. The electrics were last checked in January 2024. 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

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)

