

THE OLD BAKERY I LYE WATER
Crewkerne, TA 18 8BB

Price Guide £330,000



# PROPERTY DESCRIPTION

A charming four bedroom home situated in a central position in the heart of Crewkerne and benefits from gas central heating and a good size garage. The property is full of character with two fireplaces housing wood burning stoves, exposed beams and a basement with a workshop and WC. In brief the accommodation comprises entrance hall, kitchen, utility room, sitting room, dining room, boot room and a shower room. On the first floor four bedrooms, ensuite WC to the master and a family bathroom. The rear garden is fully enclosed with a decked terrace.

#### Situation

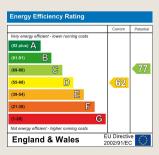
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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













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#### Entrance Hall

Door with stairs down to the basement.

#### Kitchen/Breakfast Room

 $12'4" \max \times 12'3" \max (3.76 \max \times 3.73 \max)$ 

With windows to the front and side aspects double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, space for cooker, dishwasher and tiling to all splash prone areas, radiator and views of the Church and distant hillside.

### Dining Room

 $11'7" \times 9'11" (3.53 \times 3.02)$ 

With a window to the front aspect double glazed. Feature fireplace with a small log burner and a radiator.

### Sitting Room

 $20'2" \times 16'11" \max (6.15 \times 5.18 \max)$ 

With a window to the side aspect and french doors opening out onto the garden. Fireplace with woodburning stove, radiator, television point and feature beams, stairs to the first floor.

# **Utility Room**

With a window to the side aspect double glazed. Gas central heating boiler and plumbing for washing machine.

## Rear Lobby

With a door to the rear aspect opening out into the garden.

### **Shower Room**

With a window to the rear aspect double glazed. Suite comprising shower cubicle, low level WC, wash hand basin and tiling to all splash prone areas. Built in drying frame over a radiator.

# Landing

#### Bedroom One

With a window to the front aspect double glazed. Sitz bath with mixer taps, low level WC, wash hand basin, corner wardrobe and a radiator.

#### Bedroom Two

 $14'7" \times 16'0" \max (4.45 \times 4.88 \max (4.44 \times 4.87))$ 

With a window to the rear aspect over looking the garden and built in wardrobes.

#### Bedroom Three

 $12'8" \times 10'11" (3.86 \times 3.33)$ 

With windows to the front and side aspects with views of Town and countryside and double glazing. Radiator.

### **Bedroom Four**

9'6"  $max \times 6'3$ " (2.90  $max \times 1.91$  (2.89  $\times 1.90$ ))

With a window to the front aspect double glazed. Radiator.

#### **Bathroom**

With a window to the front aspect double glazed. Suite comprising bath, low level WC, wash hand basin, access to the loft, radiator and tiling to all splash prone areas.

#### Outside

To the rear the garden is enclosed with pedestrian gate into Barn Street, timber decked seating area, lawn and patio area.

### Garage

 $15'0" \times 14'9" (4.57 \times 4.50)$ 

With an up and over door, light and power and an outside tap.

# Basement Workshop

 $12'0" \times 11'0" (3.66 \times 3.35)$ 

Stairs into the hallway of the house, outside door to the front, door to W.C, light and power connected. Open into:

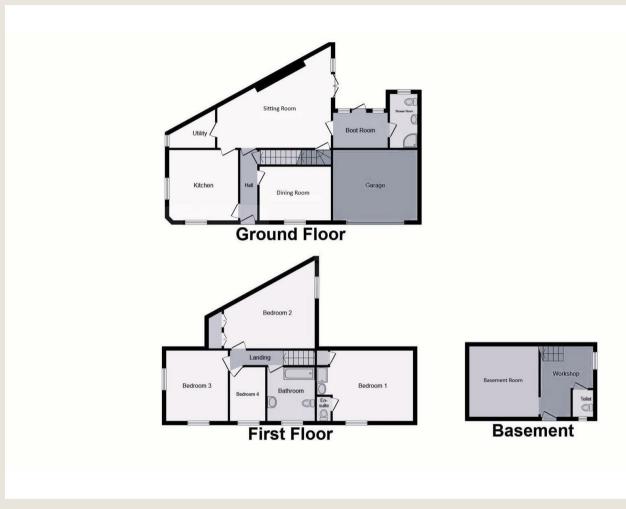
#### Basement Room

 $12'0" \times 12'0" (3.66 \times 3.66)$ 

Light and power connected, currently decorated and lit as a moonlit forest glade.

# Agents Note

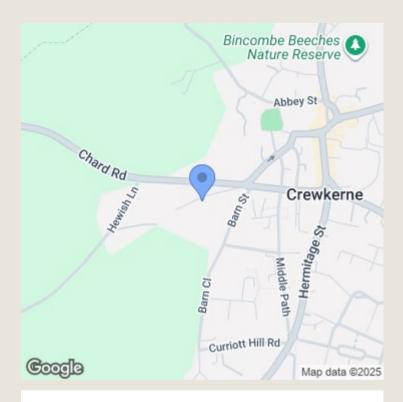
Council Tax Band - D. Mains water, drainage, gas and electricity. The seller is aware of rising damp to one wall in the sitting room. The structural engineer noted historic movement in the property, we advise a buyer to carry out their own investigations.



### **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)



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

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