



**8 MAPLE DRIVE**

Crewkerne, TA18 7DA

**Price Guide £340,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented two bedroom detached bungalow situated in a popular location. In brief the accommodation comprises entrance hall, sitting room, dining room, kitchen, conservatory, two double bedrooms and a shower room. Outside the rear garden is enclosed and mainly laid to lawn, to the front there is a low maintenance garden and driveway parking leads to the store/utility room.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Hall

radiator and a storage cupboard housing the wall mounted gas central heating boiler and doors into:

## Sitting Room

15'10" × 11'7" (4.84 × 3.54)

With a window to the front aspect, electric fire and a radiator. Arch into:

## Dining Room

8'11" × 7'1" (2.72 × 2.16)

Radiator. Open into the kitchen and conservatory.

## Kitchen

8'10" × 8'5" (2.69 × 2.57)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, dishwasher, NEFF waist height oven and induction hob with an extractor fan over. Electric wall heater, spotlights and modern splashbacks.

## Conservatory

9'11" × 9'1" (3.03 × 2.77)

Built of uPVC construction, solid insulated roof with skylight, windows and a door to the side opening out onto the garden. Spotlights and an electric wall heater.

## Bedroom One

13'0" × 11'1" (3.98 × 3.39)

With a window to the rear aspect, radiator and fitted Sharps wardrobes.

## Bedroom Two

11'0" × 8'3" (3.35 × 2.51)

With a window to the front aspect, radiators and Sharps wardrobes.

## Shower Room

With a window to the side aspect, suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail and aqua board panelling.

## Utility Room

10'1" × 7'10" (3.09 × 2.41)

With a window to the side aspect. work surfaces, space for washing machine, tumble dryer and fridge/freezer. loft storage. Door into:

## Garage/Store

7'10" × 7'6" (2.41 × 2.29)

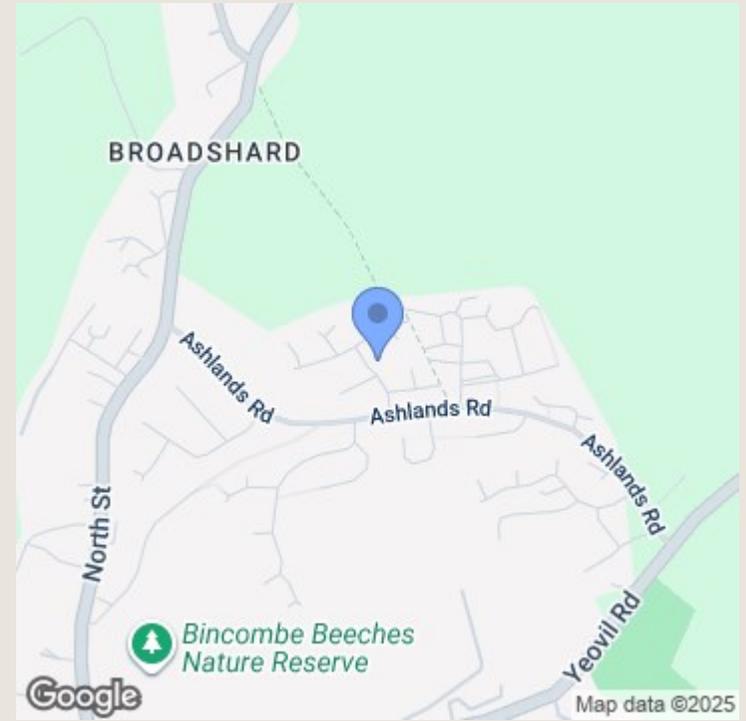
With up and over garage door.

## Outside

To the front the garden is laid to shingle for ease of maintenance, a path leads to the front door and a side gate for pedestrian access. To the rear the garden is mainly laid to lawn, flower borders, outside tap and patio abutting the rear of the property.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electric. The gas central heating boiler was installed in November 2022 and last serviced in November 2024. The electrics were last tested in 2025. The windows and doors were replaced in 2023.



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

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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)

