



**34 ROSE LANE**

Crewkerne, TA18 7ER

**Price Guide £240,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented and spacious two bedroom cottage situated in the heart of the Town Centre. The accommodation in brief comprises porch, sitting room, kitchen/dining room, two double bedrooms and a bathroom. To the rear the garden is enclosed and a separate GARAGE/WORKSHOP nearby. Offered with no onward chain.

## Situation

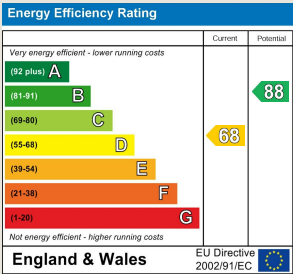
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentists, a variety of schools and nurseries, other professional services and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

With a window to the front aspect, radiator and a door into the sitting room.

## Sitting Room

17'7" × 12'5" (5.38 × 3.81)

With dual aspect windows to the front and side. Stone fireplace, television point, two radiators and stairs rising to the first floor with storage cupboards under.

## Kitchen/Dining Room

13'5" × 12'5" (4.09 × 3.81)

With a window to the rear aspect and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drain, electric hob, gas hob and an extractor fan over. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

## Landing

Storage cupboard with radiator and access to the loft.

## Bedroom One

13'5" × 12'9" (4.09 × 3.91)

With windows to the rear aspect and a radiator.

## Bedroom Two

12'6" × 9'4" (3.83 × 2.87)

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

## Bathroom

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

## Outside

To the rear the garden is enclosed, mainly laid to shingle for ease of maintenance and patio abutting the rear of the property.

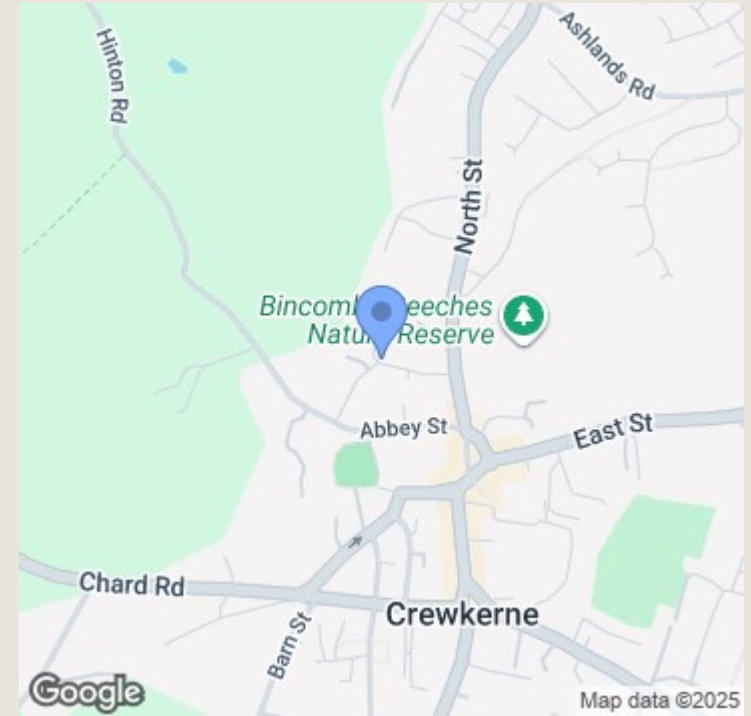
## Garage

16'0" × 10'9" (4.88 × 3.29)

Up and over door and a window.

## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in 2012. 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)

