



13 WEAVERS CLOSE

Crewkerne, TA18 8EN

Price Guide £210,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A beautifully presented two bedroom semi-detached home situated on the edge of Crewkerne but within close proximity to amenities and countryside walks. The accommodation in brief comprises entrance hall, sitting room, kitchen/breakfast room, two bedrooms and a bathroom. Outside there are gardens front and rear and an allocated parking space opposite as well as on road parking outside the house.

## 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

Council Tax Band:  
Tenure: Freehold  
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



# PROPERTY DESCRIPTION

## Entrance Hall

Stairs rising to the first floor and a door into the sitting room.

## Sitting Room

15'3" × 13'0" (4.67 × 3.97)

With a window to the front aspect, under stairs storage cupboard and a radiator.

## Kitchen/Breakfast Room

13'0" × 7'3" (3.97 × 2.23)

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. Stainless steel sink/drain, space for cooker, washing machine, under counter fridge, freezer and washing machine. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Landing

Doors into:

## Bedroom One

10'11" × 9'6" (3.34 × 2.90)

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

## Bedroom Two

13'0" × 7'4" (3.97 × 2.24)

With a window to the rear aspect and a radiator.

## Bathroom

With a window to the side aspect. Suite comprising low level WC, wash hand basin with vanity storage, radiator, extractor fan and modern splashbacks.

## Outside

The rear garden is enclosed, steps lead to a shingle area with flower borders, the remaining garden is laid to lawn and a shed.

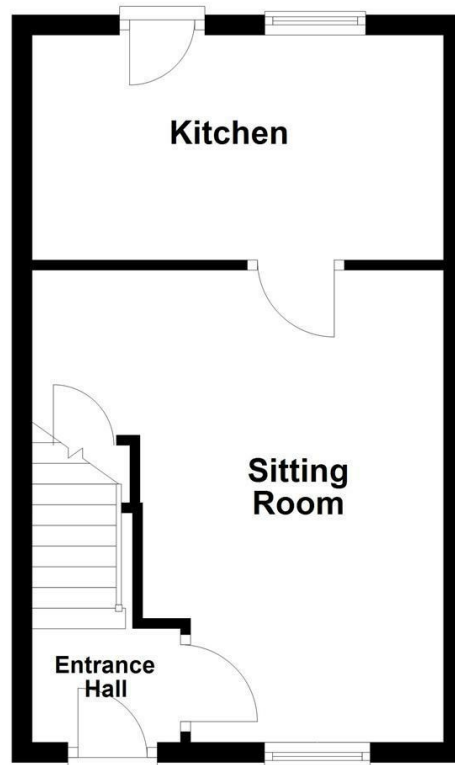
## Parking

There is an allocated parking space opposite and on road parking outside.

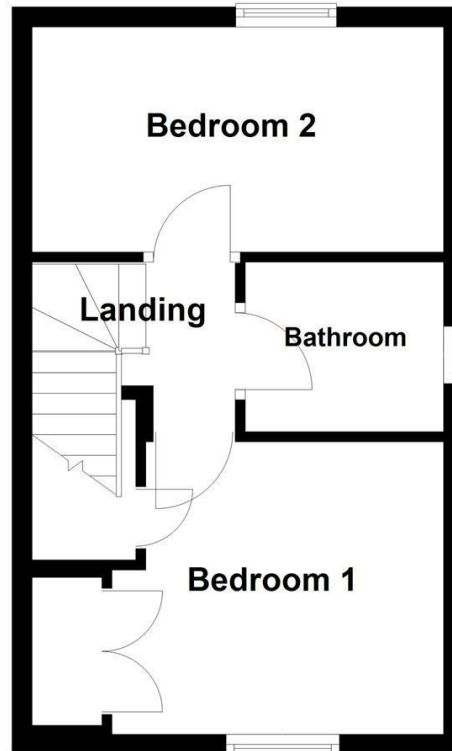
## Agents Note

Council Tax Band - B. Mains gas, water, drainage and electricity. There is an allocated parking space opposite and on road parking outside the property.

## Ground Floor



## First Floor



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)

