



47 ORCHARD RISE

Crewkerne, TA18 8EH

Price Guide £250,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented two bedroom bungalow situated within a short walk of the Town Centre and amenities. Solar panels and dimplex quantum storage heaters installed in 2024. The accommodation in brief comprises entrance porch, sitting room, kitchen, conservatory, inner hallway two bedrooms and a bathroom. Outside the rear garden is enclosed and there is one allocated parking space.

## 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

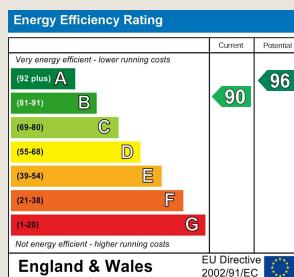
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: B



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## Entrance Porch

Telephone point and a door into:

## Sitting Room

13'9" x 13'5" (4.19 x 4.09)

With a window to the front aspect, dimplex quantum storage heater and a television point.

## Inner Hall

Two built in cupboards and access to the loft.

## Kitchen

10'4" x 10'0" (3.15 x 3.05)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, space for cooker, washing machine, under counter fridge/freezer, dimplex quantum storage heater, modern extractor fan and tiling to all splash prone areas.

## Conservatory

9'3" x 8'8" (2.82 x 2.64)

With windows, french doors to the side aspect opening out onto the garden and a dimplex quantum storage heater.

## Bedroom One

11'4" x 11'0" (3.45 x 3.35)

With a window to the front aspect and dimplex quantum storage heater.

## Bedroom Two

10'4" x 6'8" (3.15 x 2.03)

With a window to the rear aspect and a dimplex quantum storage heater.

## Shower Room

With a window to the rear aspect. Suite comprising large walk in

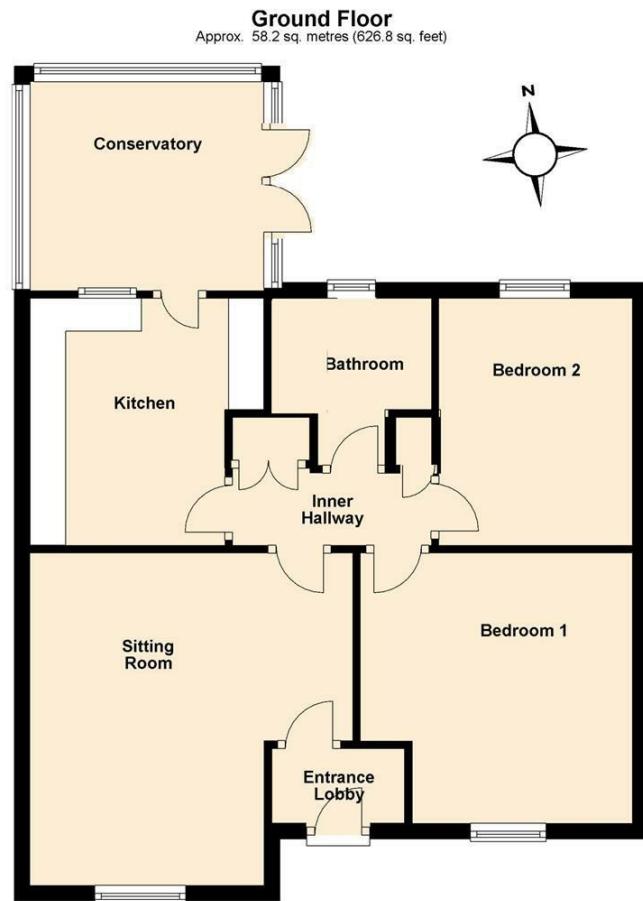
temperature controlled shower cubicle, low level WC, pedestal wash hand basin, dimplex convector heater, electric towel rail, modern extractor fan and aquapanel boards.

## Outside

Positioned in the corner of the development the bungalow benefits from gardens to three sides, to the front, mainly laid to shingle with a paved path leading to the front door and side gate. To the rear the garden is enclosed, mainly laid to patio for ease of maintenance, shingle areas, shed, outside taps and security lighting to the front and rear.

## Agents Note

Council Tax Band - B. Mains water, drainage and electricity. Dimplex quantum storage heaters installed in July 2024. The solar panels are owned outright and installed in 2024. There is one allocated parking space.



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

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

