



**235 PARK VIEW**

Crewkerne, TA18 8JH

**Price Guide £320,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A beautifully presented three bedroom detached bungalow situated within a short walk of amenities. The property benefits from gas central heating, double glazing and good size gardens front, side and rear. In brief the accommodation comprises entrance hall, kitchen, sitting room, three double bedrooms and a bathroom. Outside lovely gardens surround the property with a driveway to the front and a driveway to the rear leads to the garage.

## Situation

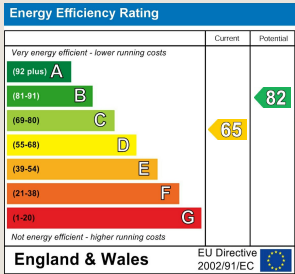
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and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

South Somerset Council Tax Band: D  
Tenure: Freehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Entrance Hall

Hallway entrance with central access to WC, kitchen, bedrooms, bathroom and sitting room, radiator and access to the loft.

## Sitting room

18'8" × 12'11" (5.70 × 3.96)

With a window to the side access and patio doors to the garden. Radiator and wood burning stove.

## Kitchen

13'8" × 9'1" (4.19 × 2.77)

With a window to the front aspect and a door to the side garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over, one and a half bowl sink/drainers, gas hob, electric oven, space for fridge/freezer and washing machine, radiator and tiling to all splash prone areas.

## Bedroom One

12'11" × 12'11" (3.96 × 3.96)

With a window to the rear aspect, radiator and wooden flooring.

## Bedroom Two

11'9" × 11'2" (3.59 × 3.42)

With a window to the front aspect and a radiator.

## Bedroom Three

13'8" × 8'3" (4.09 × 2.53)

With a window to side aspect and a radiator.

## Bathroom

8'7" × 5'11" (2.62 × 1.82)

With a window to side aspect. Suite comprising bath with shower over, low level W/C, vanity unit, radiator and tiling to all splash prone areas.

## Outside

Front area provides driveway parking. Rear patio, borders with shrubs, and large lawn area, path to side gate, southerly aspect. Rear door into:

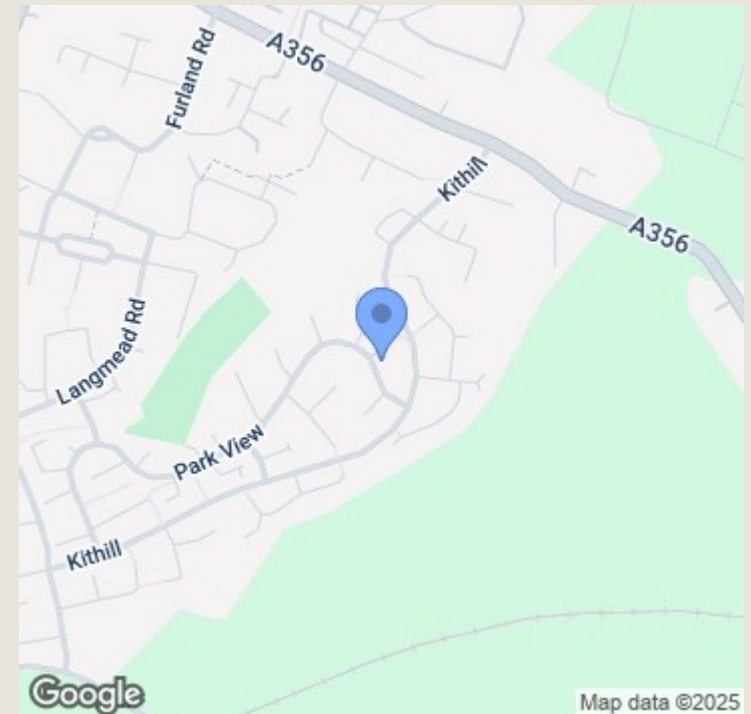
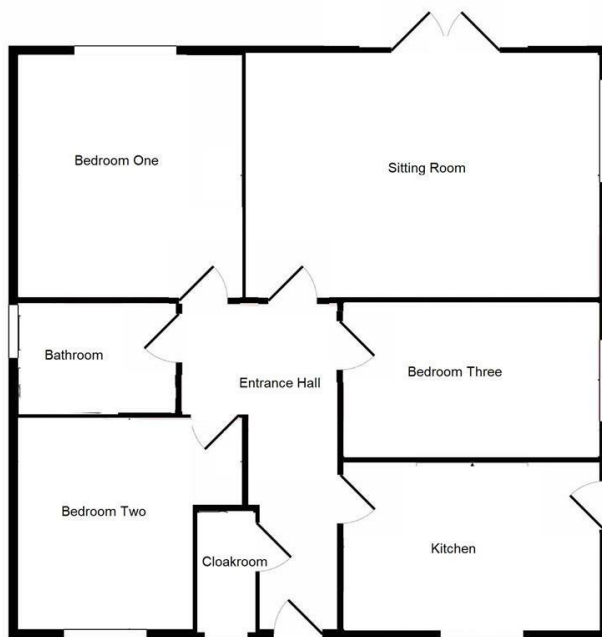
## Garage

16'10" × 8'5" (5.15 × 2.57)

Up and over door, parking space in front.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity.



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)

