



 **2**
Bedrooms

 **2**
Bathrooms



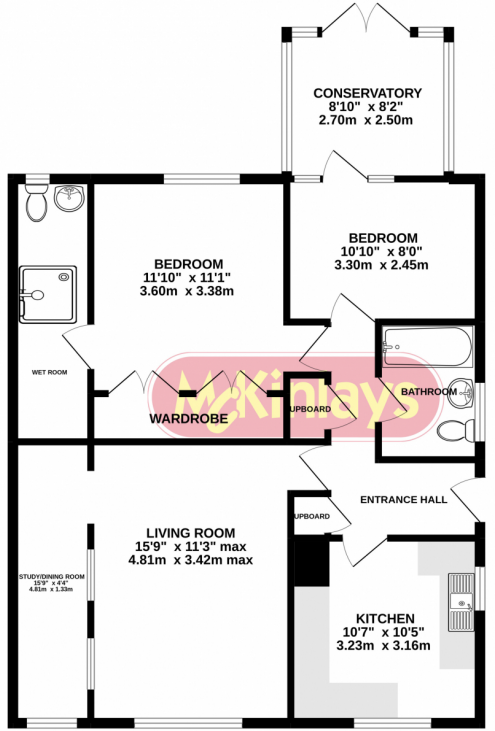
An extended two bedroom detached bungalow. The property has a bathroom and a wet room, conservatory and is double glazed and gas centrally heated. There is a room off the living room which could be used as a study or small dining room. and the property has gardens at the rear and the side. The property is in good condition throughout and is being sold with no onward chain.

The accommodation briefly comprises; entrance hall, kitchen, living room, dining room/study, conservatory, two bedrooms a bathroom and a wet room.

Outside the garden has parking and a garage at the front. Both the side and rear gardens are enclosed and low maintenance

Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctor's surgery, leisure, and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

