



 **3**
Bedrooms

 **2**
Bathrooms



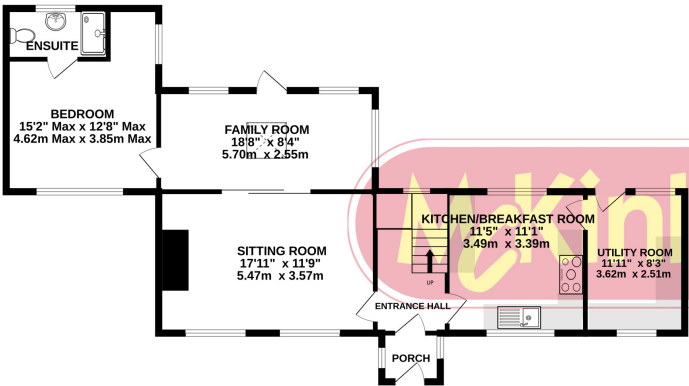
An immaculate three-bedroom detached property on the edge of Crewkerne yet a short walk from the town centre. The property is double glazed and gas centrally heated, has a large enclosed rear garden and ample off-road parking. There is an ensuite shower room as well as a large utility room.

The accommodation briefly comprises entrance hall, kitchen-breakfast room, utility room, living room, Family room, double bedroom and en-suite shower room on the ground floor. There are two further double bedrooms and a bathroom on the first floor.

Outside there is off-road parking and low maintenance front and side gardens all shielded by mature box hedging. At the rear is an enclosed garden which on the whole is lawn with two patio areas one of which is raised.

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
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Curriott Hill Road, TA18

