



 **3**
Bedrooms

 **1**
Bathroom



An immaculate three-bedroom terraced home in the centre of Crewkerne. The property has a large kitchen-diner and utility room, is double glazed and gas centrally heated and a well-kept level enclosed rear garden, all within walking distance of the town centre. The property is being sold with no onward chain.

The accommodation briefly comprises entrance hall living room, kitchen-diner, utility room, and bathroom on the ground floor. There are three bedrooms on the first floor.

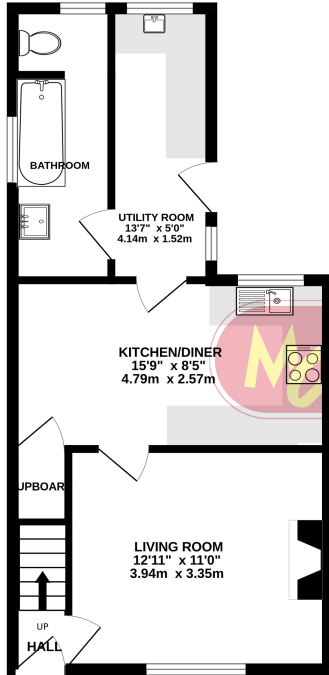
Outside there is an enclosed garden at the rear with a patio area immediately adjacent to the rear of the property which then leads to the lawn.

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.

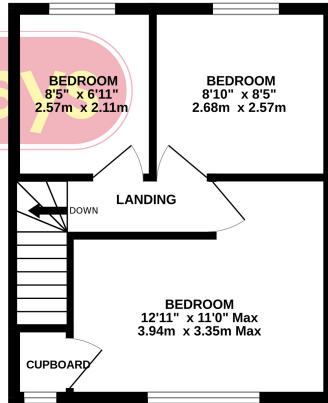
The property is supplied by mains gas, mains electricity, mains water & mains drainage.

The broadband is fibre to the cabinet.

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: South Street, TA18

