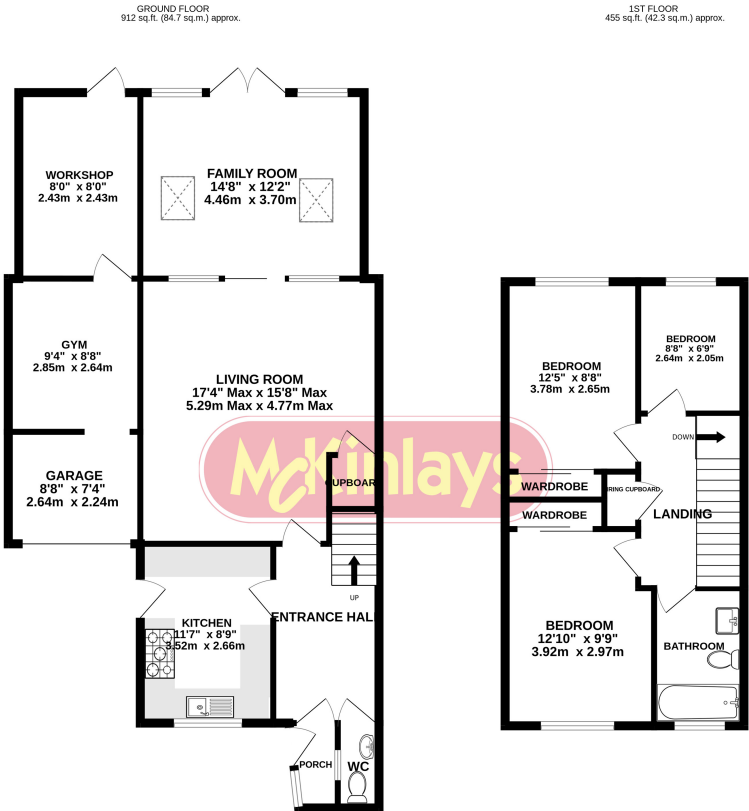**3**
Bedrooms

**1**
Bathroom

An immaculate three bedroom semi-detached house with large family room extension at the rear. The garage has also been extended and now provides great storage, a workshop and a gym. The property is gas centrally heated and double glazed, has off-road parking as well as a South facing rear garden

The accommodation briefly comprises porch, entrance hall, kitchen, large living room, family room, and a cloakroom on the ground floor. On the first floor there are three bedrooms and a family bathroom. The garage has been extended and split into three areas. Storage at the front with the up and over door. A gym in the middle and a workshop at the rear.

Outside there is an open plan lawn and a driveway providing parking and access to the garage at the front. At the rear is an enclosed garden which on the whole is lawn with a large patio area adjacent to the rear of the property.

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
912 sq.ft. (84.7 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.

**WORKSHOP**
8'0" x 8'0"
2.43m x 2.43m

**FAMILY ROOM**
14'8" x 12'2"
4.46m x 3.70m

**GYM**
9'4" x 8'8"
2.85m x 2.64m

**LIVING ROOM**
17'4" Max x 15'8" Max
5.29m Max x 4.77m Max

**GARAGE**
8'8" x 7'4"
2.64m x 2.24m

**McKinlays**

CUPBOARD

**KITCHEN**
11'7" x 8'9"
3.52m x 2.66m

**ENTRANCE HALL**

UP

**PORCH**

**WC**

**BEDROOM**
12'5" x 8'8"
3.78m x 2.65m

**BEDROOM**
8'8" x 6'9"
2.64m x 2.05m

DOWN

**WARDROBE**

AIRING CUPBOARD

**WARDROBE**

**LANDING**

**BEDROOM**
12'10" x 9'9"
3.92m x 2.97m

**BATHROOM**

TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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 | | 84 |
| (69-80) C | | |
| (55-68) D | 71 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England, Scotland & Wales**
EU Directive
2002/91/EC

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