



**Huge Victorian house**

**Five bedrooms**

**Two reception rooms**

**Top floor currently used as an annex**

**Centrally heated**

**Utility and wet room**

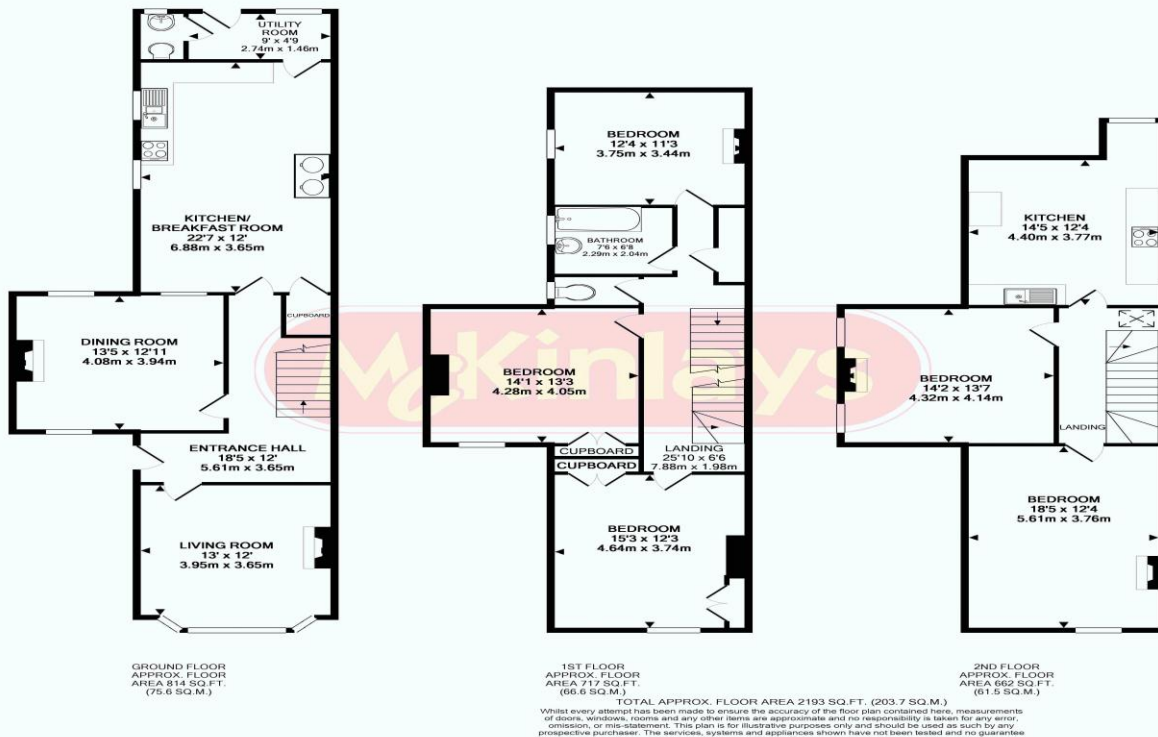
**Good sized garden overlooking fields**

**Available without chain**



**18 Station Road**  
Crewkerne, TA18 8AJ

**£335,000**



A massive five bedroom house with the top floor currently used as an annex. The property is centrally heated and has some wonderful original features including a Victorian tiled floor in the entrance hall and old fireplaces throughout the property. Coupled with the off road parking, a car port and a good sized garden overlooking fields, it is a rare find in today's current market. No Chain!!

The accommodation briefly comprises entrance hall, two reception rooms, a huge kitchen-diner, utility room and a wet room on the ground floor. There are three bedrooms and a bathroom on the first floor and two further bedrooms and a kitchen-diner on the top floor.

Outside there is a garden which is lawn and a driveway at the front of the property. The driveway leads to further parking and the car port at the rear of the property. A good sized garden which is lawn will also be found at the rear. Additionally, the rear garden has far reaching views of the countryside.

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.



**Energy Performance Certificate** HM Government

18, Station Road, CREWKERNE, TA18 8AJ

Dwelling type: Semi-detached house  
Date of assessment: 17 March 2017  
Date of certificate: 18 March 2017

Reference number: 8001-5735-8029-5597-1733  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 242 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 8,715**

**Over 3 years you could save: £ 5,130**

| Estimated energy costs of this home |                      |                      |                                     |
|-------------------------------------|----------------------|----------------------|-------------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings            |
| Lighting                            | £ 501 over 3 years   | £ 318 over 3 years   | You could save £ 5,130 over 3 years |
| Heating                             | £ 7,563 over 3 years | £ 3,033 over 3 years |                                     |
| Hot Water                           | £ 651 over 3 years   | £ 234 over 3 years   |                                     |
| <b>Totals</b>                       | <b>£ 8,715</b>       | <b>£ 3,585</b>       |                                     |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lowest running costs: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-10).  
Not energy efficient - higher running costs: G

Current rating: **D** (26)  
Potential rating: **B** (73)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

| Recommended measures                   | Indicative cost  | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Room-in-roof insulation              | £1,000 - £2,700  | £ 1,716                      | Yes                       |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 1,611                      | Yes                       |
| 3 Floor insulation (solid floor)       | £4,000 - £6,000  | £ 129                        | Yes                       |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



01460 78277



sales@mckinlayscrewkerne.co.uk



6 The George Shopping Centre, Crewkerne, TA18 7LU

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.