



 **3**
Bedrooms

 **1**
Bathroom



A three bedroom semi detached house with double glazing, kitchen diner and a cloakroom. The property has off-road parking a large garden and is available with no onward chain.

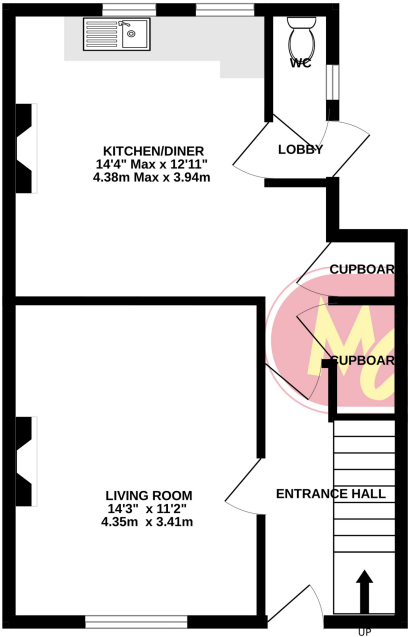
The accommodation briefly comprises entrance hall, living room, kitchen-diner and a cloakroom on the ground floor. There are three bedrooms and a shower room on the first floor.

Outside there are two off-road parking spaces at the front of the property. There is access at the side to the rear garden. The rear garden is enclosed and on the whole lawn with some trees at the end.

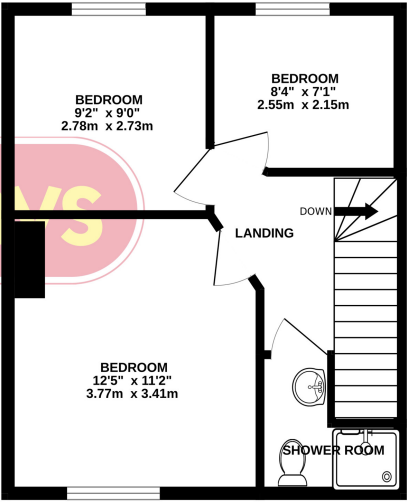
Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctor's surgery, leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is 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

Agent Note - There is a gas supply to the property that is not utilised

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 5 Broadshard, TA18

