



 **4**  
**Bedrooms**

 **2**  
**Bathrooms**





An immaculate four-bedroom town house in central Crewkerne. The property is truly versatile and could quite easily be used as a three bedroom with a second reception room on the first floor. There is gas central heating and double glazing, the master bedroom has an en-suite with walk in wardrobe and there is an enclosed South facing low maintenance garden at the rear of the property.

The accommodation briefly comprises; entrance hall, kitchen, living room, and cloakroom on the first floor. There is a bedroom/reception room, bathroom and bedroom on the first floor. Two bedrooms which include the master bedroom en-suite and walk in wardrobe are on the second floor.

Outside there is an enclosed South facing low maintenance garden at the rear. The garden has a patio immediately adjacent to the rear of the property. The patio has a built-in bench area. Steps up lead to the decking area.

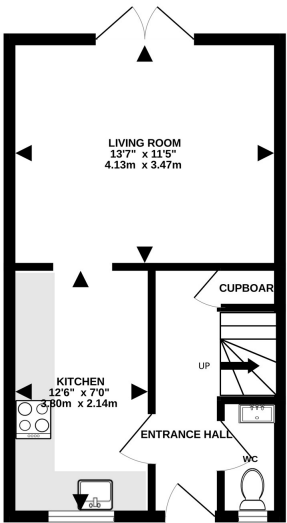
Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctor's surgery, leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is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

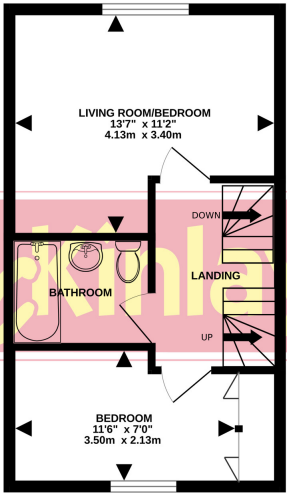
#### Agent Note

The current owners use West Street car park for parking and have a yearly permit.

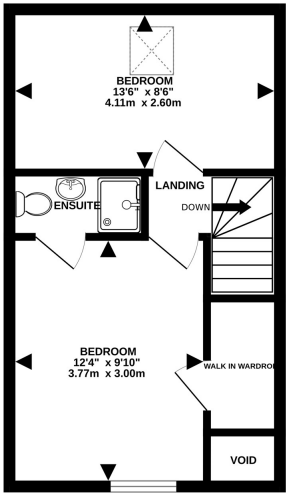
GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 76                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Address: Maddison Court, TA18

