



3

Bedrooms



1

Bathroom



A rare opportunity to purchase a three bedroom semi detached house in the middle of the countryside yet only a short distance from Crewkerne along a private drive. The property has double glazing and gas central heating, off-road parking and a large rear garden. There are beautiful far reaching viewings from both the front and the rear of the property. There is the potential to extend Subject to the necessary permissions

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

Outside there is a large rear garden which is lawn. At the front there is off-road parking.

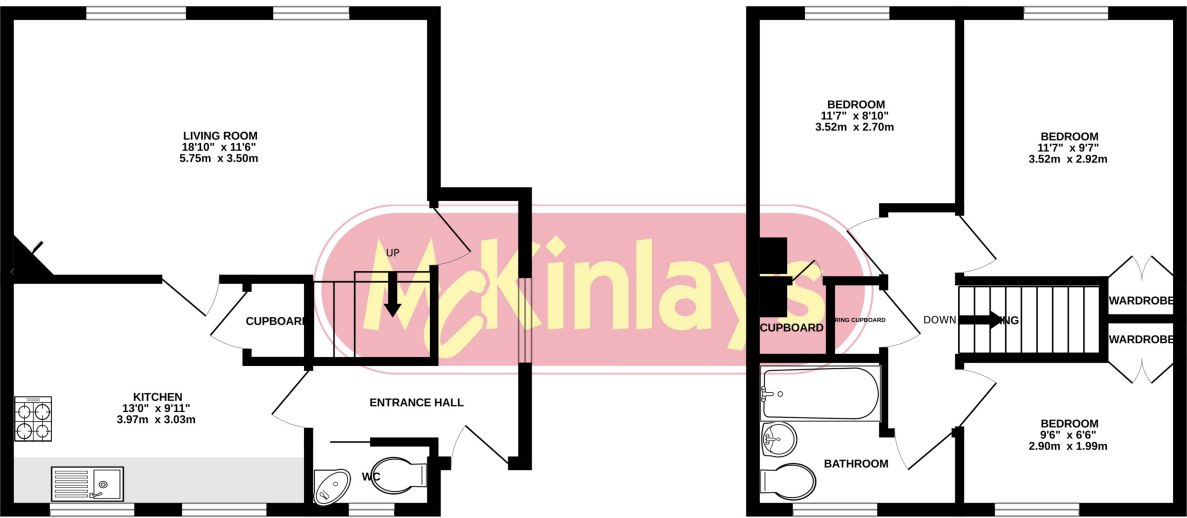
Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctors surgery, leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is 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 bottled gas, mains electricity, private drainage. There is a shared charge for the drainage to TBA

Broadband is fibre to the cabinet

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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