



## 10 ORCHARD RISE

Crewkerne, TA18 8EH

Price Guide £200,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom end terrace home situated in a great spot within a short walk of the Town Centre. The accommodation in brief comprises entrance hall, kitchen, sitting room, three bedrooms and a bathroom. To the rear the garden is enclosed and there is two allocated parking spaces. The property is being sold with no onward chain.

## Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

## The local area

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Porch

Storm porch and useful shelving.

## Entrance Hall

Night storage heater and stairs rising to the first floor. Arch into:

## Kitchen

8'11" × 8'9" (2.74 × 2.69)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric cooker with extractor fan over. Space for washing machine, fridge/freezer and tiling to all splash prone areas.

## Sitting/Dining Room

15'1" × 14'11" max (4.60 × 4.55 max)

With a window to the rear aspect and patio doors opening out into the garden. Night storage heater and an under stairs storage cupboard.

## Landing

With a window to the side aspect, night storage heater and access to the loft.

## Bedroom One

11'6" × 8'7" (3.53 × 2.64)

With a window to the front aspect, over stairs storage cupboard and an electric wall heater.

## Bedroom Two

10'2" × 7'8" (3.10 × 2.34)

With a window to the rear aspect and an electric wall heater.

## Bedroom Three

9'3" × 6'11" max (2.84 × 2.11 max)

With a window to the rear aspect and an electric wall heater.

## Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan and tiling to all splash prone areas.

## Outside

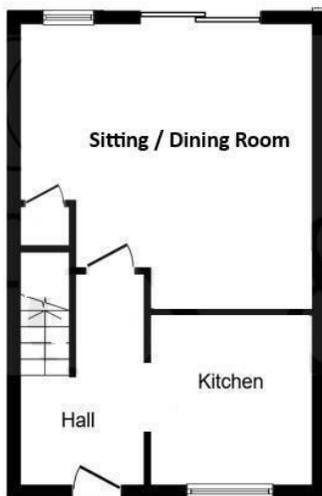
The garden is to the side and rear and enclosed, mainly laid to lawn with a patio area.

## Parking

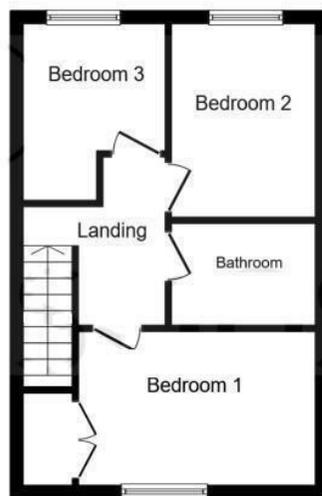
There is two allocated parking spaces.

## Agents Note

Council Tax Band - C. Mains water, drainage and electricity.



**Ground Floor**



**First Floor**



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

crewkerne@mayfairproperties.net

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

