1 BUCKHILL CLOSE

Crewkerne, TA18 8JP

Price Guide £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom semi-detached home situated in a popular cul-de-sac location. In brief the accommodation comprises entrance hall, kitchen open plan to the sitting/dining room and a conservatory. Upstairs there are two double bedrooms and a bathroom. The outside includes front, side and rear gardens and a driveway for off road parking.

Situation

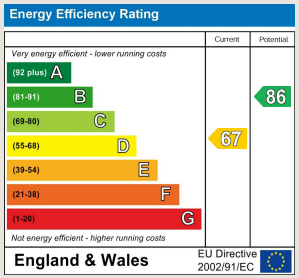
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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. A faster train service is available from Castle Cary to Paddington Station.

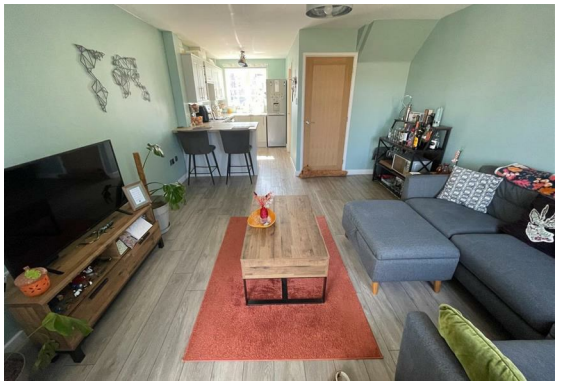
The local area

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: B
Tenure: Freehold
EPC Rating: D





PROPERTY DESCRIPTION

Entrance Hall
Stairs rising to the first floor, radiator and under stairs storage cupboard.

Kitchen Area
10'6" x 6'10" (3.20 x 2.08 (3.19 x 2.09))
With a window to the front aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, space for fridge/freezer and washing machine. Wall mounted gas central heating boiler and tiling to all splash prone areas. Breakfast bar. Open plan into:

Sitting Room/Dining Room
14'8" x 12'10" (4.47 x 3.91)
With a window and door to the rear aspect double glazed. Radiator and television point.

Conservatory
7'5" x 7'4" (2.26 x 2.24)
Built of uPVC construction, a window to the rear aspect and patio doors opening out onto the garden.

Landing
Loft access.

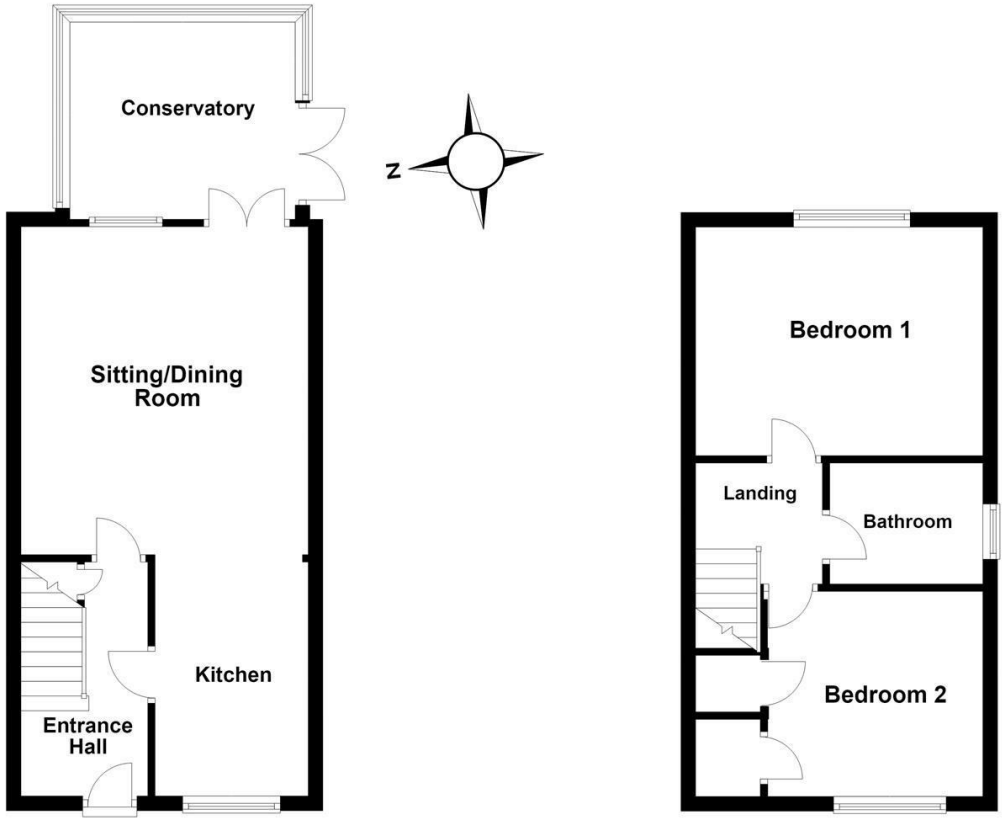
Bedroom One
12'10" x 9'9" (3.91 x 2.97)
With a window to the rear aspect double glazed. Radiator.

Bedroom Two
9'6" x 9'2" (2.90 x 2.79)
With a window to the front aspect double glazed. Built in storage cupboards and a radiator.

Bathroom
With a window to side aspect double glazed. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Outside
The front garden is mainly laid to lawn and driveway parking for two cars. Pedestrian gate leads to the rear garden, which is mainly laid to lawn with a pleasant shingle seating area.

Agents Note
Council Tax Band - B. Mains water, drainage, gas and electricity.



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)

MAYFAIR
TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman