



96 HERMITAGE STREET

Crewkerne, TA18 8EX

Guide Price £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well-presented three-bedroom terraced home, ideally situated within a short walk of the town centre and its amenities. The accommodation comprises a welcoming entrance hall, sitting room, kitchen/dining room, utility room and cloakroom. On the first floor are two generously sized double bedrooms, with a further spacious double bedroom and family bathroom on the second floor. To the rear, the enclosed garden is mainly laid to lawn, providing a pleasant outdoor space.

Situation

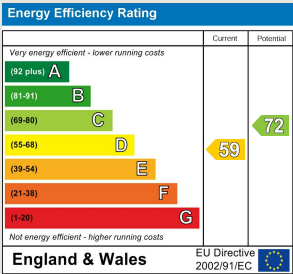
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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

Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Stairs rising to the first floor and a radiator.

Sitting Room

12'9" × 9'3" (3.90 × 2.83)

With a bay window to the front aspect, open fireplace with stone surround, built in storage and a radiator.

Kitchen/Dining Room

12'4" × 11'5" (3.78 × 3.49)

With french doors to the rear opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, electric oven, gas hob and an extractor fan over. Space for under counter fridge and freezer. Radiator and tiling to all splash prone areas. Open into:

Utility Room

7'10" × 5'8" (2.41 × 1.75)

With a window to the side aspect. Space for washing machine and tumble dryer.

Cloakroom

Suite comprising low level WC, wash hand basin, heated towel rail and a tiled floor.

Landing

Stairs rising to the second floor.

Bedroom One

12'8" × 12'2" (3.87 × 3.73)

With two windows to the front aspect, built in wardrobe and a radiator.

Bedroom Two

12'4" × 9'5" (3.76 × 2.89)

With a window to the rear aspect, built in wardrobe and a radiator.

Landing

With a window to the rear aspect, doors into:

Bedroom Three

13'2" × 11'8" (4.03 × 3.56)

Velux window, access to the loft and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside

To the rear the garden is enclosed, patio, lawn, flower borders and a garden shed.

Agents Note

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



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate.



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)

