



4 THOMSON DRIVE

Crewkerne, TA18 8AQ

Offers Over £260,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented two bedroom semi-detached bungalow situated in a popular cul-de-sac location. The accommodation in brief comprises entrance porch, kitchen, sitting/dining room, inner hall, two double bedrooms and a bathroom. To the rear the garden is enclosed and driveway parking leads to the garage.

## 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: C  
Tenure: Freehold  
EPC Rating: C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            | 69      |                         |
| (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 & Wales                             |         | EU Directive 2002/91/EC |



# PROPERTY DESCRIPTION

## Entrance Hall

With a window to the front aspect, storage cupboard, radiator and a door into:

## Kitchen

10'7" × 8'9" (3.23 × 2.69)

With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, integrated grill, gas hob and an extractor fan over. Space for fridge/freezer and washing machine. Radiator and tiling to all splash prone areas.

## Sitting/Dining Room

18'6" × 11'10" (5.66 × 3.63)

With a window to the front aspect. Electric fire, television point, wall lights and a radiator.

## Inner Hall

Access to the loft and doors into:

## Bedroom One

13'8" × 11'10" (4.19 × 3.61)

With a window to the rear aspect overlooking the garden, built in wardrobe, storage cupboard and a radiator.

## Bedroom Two

10'2" × 8'11" (3.12 × 2.74)

With a window to the rear aspect and a radiator.

## Bathroom

With a window to the side aspect. Suite comprising panelled bath with hand held shower, separate shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

## Outside

To the front the garden is laid to lawn and generous driveway parking leads to the garage. To the rear the garden is enclosed, laid to lawn, flower borders, pleasant seating area, shed, greenhouse and a summerhouse.

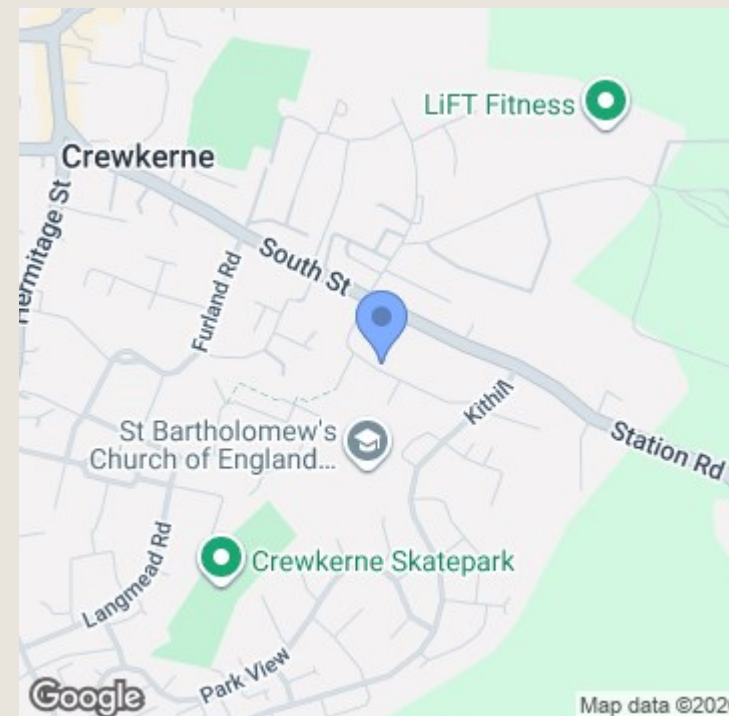
## Garage

17'5" × 8'3" (5.31 × 2.53)

Up and over door.

## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in November 2015.



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

**01460 74200**

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## 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)

