

3 ASPEN WAY

Crewkerne, TA18 7DG

Guide Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom detached bungalow, situated in a popular location. In brief the accommodation comprises entrance porch, sitting room, dining room, conservatory, kitchen, three bedrooms with an ensuite shower room to the master and a bathroom. Outside there are front and rear gardens and driveway parking leads to the garage.

Situation

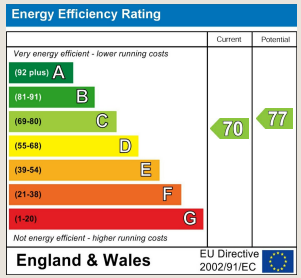
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Porch
Radiator and a door into:

Sitting Room
16'0" x 12'11" (4.88 x 3.95)
With a bay window to the front aspect, radiator, television and telephone points. Arch into:

Dining Room
10'11" x 7'10" (3.35 x 2.39)
With patio doors opening into the conservatory. Radiator.

Conservatory
9'1" x 8'5" (2.77 x 2.57)
With windows and patio doors opening out into the garden. Tiled flooring.

Kitchen
8'3" x 7'8" (2.54 x 2.36)
With a window to the rear aspect and a door to the side. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated gas hob, electric oven and a cooker hood over. Space for fridge/freezer, dishwasher and washing machine. Wall mounted gas central heating boiler and tiling to all splash prone areas.

Rear Hallway
Access to the loft (with ladder and light) radiator and a storage cupboard which houses the hot water cylinder.

Bedroom One
13'8" plus door recess x 10'0" (4.17 plus door recess x 3.07)
With a window to the front aspect, built in wardrobes and a radiator.

Ensuite
With a window to the side aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, extractor fan, radiator and tiling to all splash prone areas.

Bedroom Two
11'1" x 7'8" (3.38 x 2.36)
With a window to the rear aspect and a radiator.

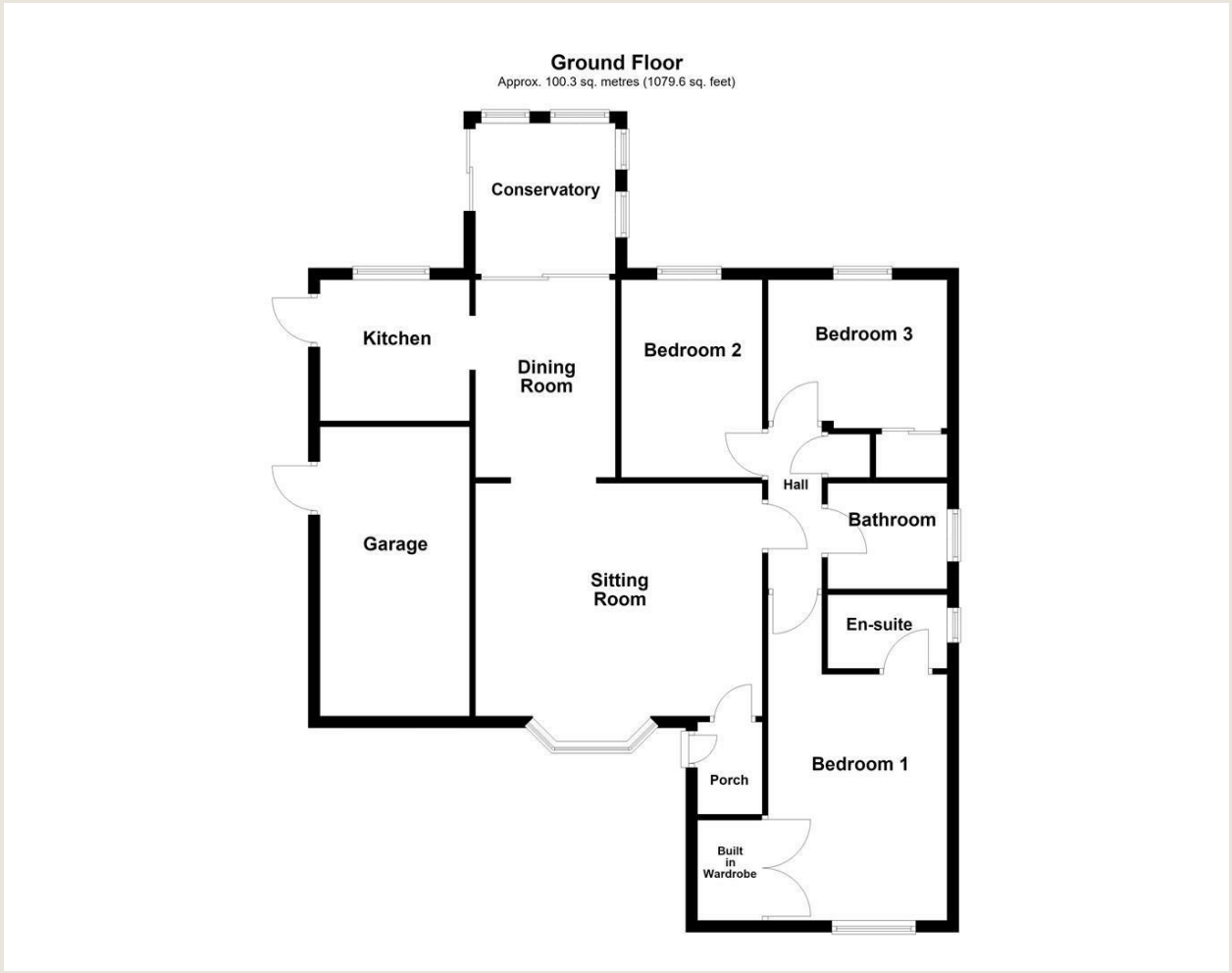
Bedroom Three
10'0" x 8'7" (3.05 x 2.62)
With a window to the rear aspect, built in wardrobe and a radiator,

Bathroom
With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, extractor fan, radiator and tiling to all splash prone areas.

Outside
The front garden is mainly laid to shingle for ease of maintenance, driveway parking leads to the garage. To the rear the garden is enclosed, laid to lawn, flower border and patio abutting the rear of the property. Side access.

Garage
Electric door, light, power and a pedestrian door to the side.

Agents Note
Council Tax Band - E. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in June 2024 and last serviced in June 2026.





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

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