



26 COURT BARTON

Crewkerne, TA18 7HP

Price Guide £150,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A characterful one bedroom cottage situated in the heart of the Town Centre within walking distance of amenities. The accommodation in brief comprises sitting room, kitchen/breakfast room, bathroom and large double bedroom. To the rear there is a lovely size garden.

Situation

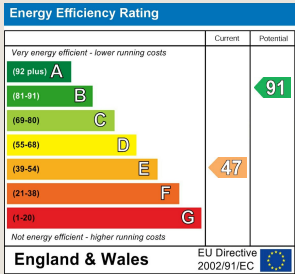
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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

Somerset Council Council Tax Band: A
Tenure: Freehold
EPC Rating: E



PROPERTY DESCRIPTION

Sitting Room

12'0" × 10'11" (3.66 × 3.34)

With a window to the front aspect, open fire, radiator and an under stairs storage cupboard.

Kitchen

15'1" × 6'7" (4.60 × 2.02)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drain, built in hob, breakfast bar, radiator, velux window and tiling to all splash prone areas. Wall mounted gas central heating boiler.

Bathroom

With two windows to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator, extractor fan and tiling to all splash prone areas.

Bedroom

15'1" × 10'11" (4.60 × 3.34)

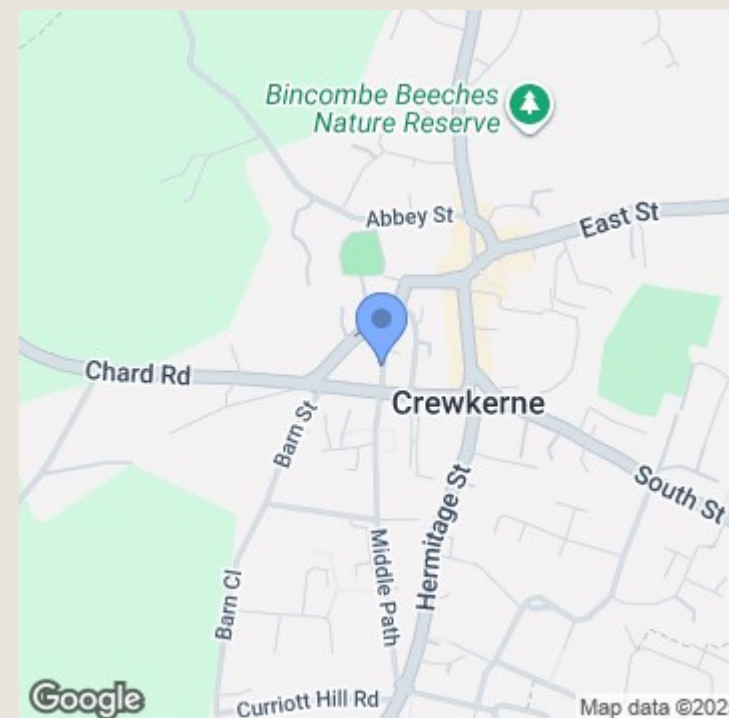
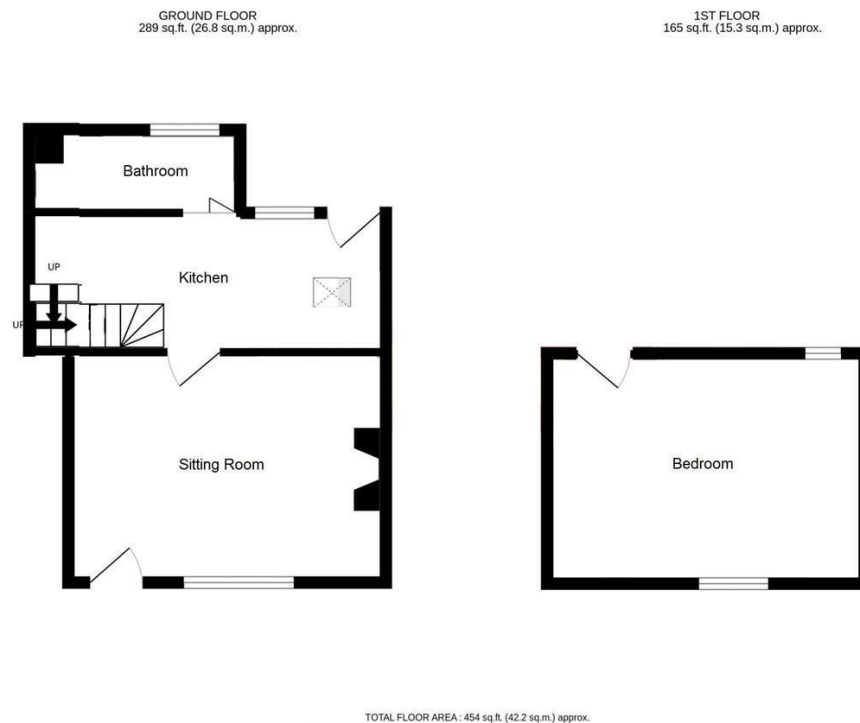
Windows to the front and rear and a radiator.

Outside

To the rear there is a seating area, steps lead to the garden which is enclosed, flower borders with a paved path to patio area at the end of the garden.

Agents Note

Council Tax band A. New boiler installed two years ago. One way street with unrestricted on street parking. There is an access through at the top for neighbours manhole.



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)

