



**8 MONARCH ROAD**

Crewkerne, TA18 8FB

**Price Guide £250,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom home situated on the edge of Crewkerne, within a short walk of the train station and countryside walks. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, three bedrooms and a bathroom. To the rear the garden is enclosed and parking leads to the garage. The property has been a successful rental property for many years and is being sold with no onward chain.

## 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

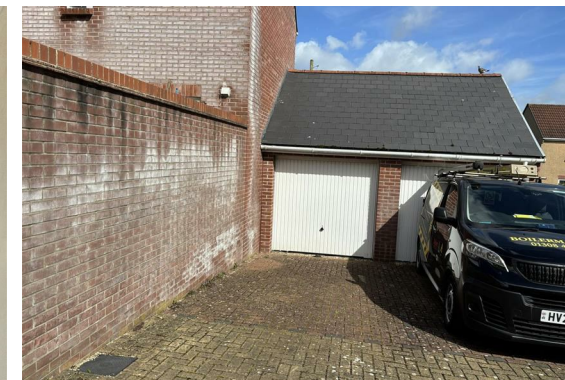
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## 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) A		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Radiator, storage cupboard, telephone point and stairs rising to the first floor.

## Cloakroom

With a window to the front aspect, suite comprising low level WC, wash hand basin with tiled splash backs and a radiator.

## Sitting Room

16'4" × 10'9" (5.0 × 3.3)

With a window to the front aspect and french doors to the rear opening out onto the garden. Television point, coving and two radiators.

## Kitchen/Dining Room

16'4" × 8'2" (5.0 × 2.5)

With dual aspect windows to the front and rear and a door opening into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric oven, gas hob and an extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Wall mounted gas central heating boiler, radiator, under stairs storage cupboard and tiling to all splash prone areas.

## Landing

With dual aspect windows to the front and rear, storage cupboard, radiator and access to the loft.

## Bedroom One

15'5" × 8'2" (4.7 × 2.5)

With a window to the front aspect, radiator and a television point.

## Bedroom Two

11'1" × 7'10" (3.4 × 2.4)

With a window to the rear aspect, radiator and a television point.

## Bedroom Three

11'1" × 7'10" (3.4 × 2.4)

With a window to the front aspect and a radiator.

## Bathroom

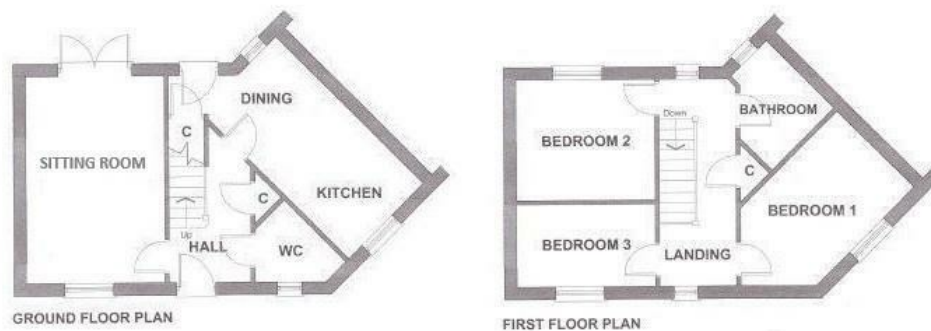
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, radiator, shaver point and tiling to all splash prone areas.

## Outside

To the rear the garden is enclosed and laid to patio for ease of maintenance, a gate leads to the garage and parking.

## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The property is freehold with an annual service charge payable of £150 (approx) for the upkeep of the communal areas and the park. The gas central heating boiler and electrics were last serviced in October 2025.



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)

