



ROSE VILLA HEWISH

Crewkerne, TA18 8QX

Guide Price £200,000

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PROPERTY DESCRIPTION

Nestled in the charming, rural village of Hewish, this delightful three-bedroom detached home presents an exciting renovation project for those with a vision. The house is set within extensive gardens, one of the standout features of this property is the potential for extension, subject to planning permission. The accommodation in brief comprises sitting room, inner hall, bedroom three/study, kitchen/dining room and a second reception room. On the first floor, two bedrooms and space for a bathroom with only a sink and toilet currently. We believe the property to be for cash buyers only but please seek independent advice.

Situation

Hewish is a small hamlet and village located about two miles south of Crewkerne on the Somerset and Dorset border. Crewkerne, which 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

Crewkerne 1.7 miles, there is a mainline rail link to London (Waterloo), Taunton 20.9 miles. The Jurassic Coast 15.1 miles.

Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Kitchen/Dining Room

29'4" × 9'9" (8.96 × 2.98)

With dual aspect windows to the front and sides, door to the front. Kitchen comprising wall and base units, work surfaces, stainless steel sink/drain, for space washing machine, space for fridge/freezer and an integrated oven. Radiator.

Inner Hallway

Storage, radiator and stairs rising to the first floor.

Study/Bedroom Three

10'4" × 9'3" (3.16 × 2.82)

With two windows to the side aspect. Oil fired central heating boiler.

Sitting Room

11'5" × 10'2" (3.5 × 3.12)

With a window to the side aspect and a radiator. Second window that is boarded.

Reception Room Two

12'7" × 10'9" (3.85 × 3.29)

With a window to the rear aspect.

Landing

With dual aspect windows to the front and rear. Doors into:

Bedroom One

12'7" × 10'3" (3.84 × 3.14)

With two side aspect windows, floorboards and a radiator.

Bedroom Two

12'5" × 11'0" (3.81 × 3.36)

With dual aspect windows to the front and rear, exposed floorboards and two radiators.

Bathroom

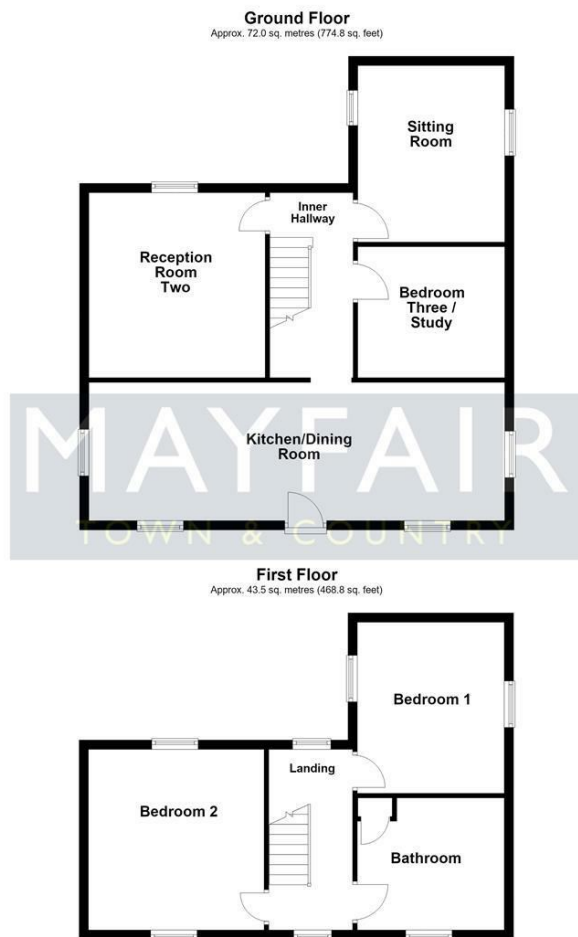
10'2" × 9'2" (3.1 × 2.8)

With a window to the front aspect. Low level WC, wash hand basin and an airing cupboard.

Outside

Agents Note

Council Tax Band - D. Mains water and electricity. Oil fired central heating. Septic tank.



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)

