12 BEECHWOOD DRIVE

Crewkerne, TA18 7BY

Price Guide £316,000

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PROPERTY DESCRIPTION

A well presented three bedroom detached home situated in a popular cul-de-sac within close proximity of the Town Centre, amenities and countryside walks. The accommodation in brief comprises porch, entrance hall, cloakroom, study, store room, sitting room which is open to the dining room, kitchen and conservatory. Upstairs, three bedrooms and a shower room. To the front there is a small garden and driveway parking and to the rear the garden is enclosed, mainly laid to patio for ease of maintenance.

Situation

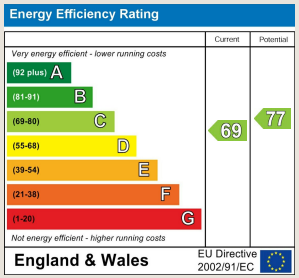
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Porch
Windows, tiled floor and a door into:

Entrance Hall
Doors into:

Cloakroom
With a window to the side aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks and a radiator.

Study/Bedroom Four
9'10" x 7'6" (3.02 x 2.31)
With a window to the front aspect and a radiator.

Store
7'8" x 6'6" (2.36 x 1.99)
Electricity.

Sitting Room
13'7" x 11'2" (4.16 x 3.42)
With a window to the front aspect, electric fire point, coving and a radiator. Arch into the dining room and stairs rising to the first floor.

Dining Room
8'10" x 7'10" (2.71 x 2.39)
With patio doors to the rear aspect opening out into the conservatory. Radiator and an arch into the kitchen.

Kitchen
10'0" x 7'10" (3.07 x 2.40)
With two windows to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated electric oven, hob and an extractor fan over. Space for washing machine, fridge/freezer and dishwasher. Radiator, wall mounted gas central heating boiler and modern splashbacks.

Conservatory
11'9" x 10'9" (3.59 x 3.28)
Built of uPVC construction, warm roof, windows and a door to the side opening out into the garden. Velux windows and two radiators.

Landing
Borrowed light from bedroom three, radiator, storage cupboard and access to the loft with a fitted loft ladder.

Bedroom One
10'11" x 9'8" (3.33 x 2.95)
With a window to the front aspect and a radiator.

Bedroom Two
10'9" max x 10'4" max (3.28 max x 3.15 max)
With a window to the rear aspect, built in wardrobe, storage cupboard and a radiator.

Bedroom Three
9'3" x 7'8" (2.84 x 2.36)
With a window to the front aspect, built in wardrobe and a radiator.

Shower Room
With a window to the rear aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with ample built in storage, heated towel rail, tiling and modern splashbacks.

Outside
To the front the garden is laid to shingle, shrubs, driveway parking and side access. The rear garden is enclosed, pleasant seating area, patio, shingle and flower borders.

Agents Note
Council Tax Band - D. Mains water, drainage, gas and electricity.

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)

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