



THE BARN COTTAGE LOWER EASTHAMS FARM

Crewkerne, TA18 7NU

Price Guide £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exciting opportunity to purchase a three bedroom detached home situated in a rural position. The accommodation in brief comprises entrance hall, cloakroom, kitchen, dining room and sitting room with multi-fuel stove. Upstairs, three bedrooms and a shower room. To the rear the garden is enclosed, large open store with light and power, garage and ample driveway parking. 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: 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

Entrance Hall

With a window to the front aspect, night storage heater and stairs rising to the first floor with a storage cupboard under.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with vanity storage and an electric wall heater.

Kitchen

13'1" × 8'9" (3.99 × 2.68)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, electric oven, hob and an extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Beams, night storage heater and tiling to all splash prone areas.

Dining Room

12'9" × 10'2" (3.91 × 3.12)

With a window to the rear aspect, beams and a night storage heater.

Sitting Room

16'10" × 14'3" plus bay window (5.15 × 4.36 plus bay window)

Dual aspect windows to the front and rear, multi-fuel burner, beams, wall lights and two night storage heaters.

Landing

With a window to the front aspect, access to the loft, airing cupboard and a night storage heater.

Bedroom One

17'0" × 14'7" (5.20 × 4.45)

With dual aspect windows to the front and rear, built in wardrobes, beams and an electric panel heater.

Bedroom Two

12'9" × 9'10" (3.91 × 3.01)

With a window to the rear aspect, beams and an electric panel heater.

Bedroom Three

9'11" × 9'2" (3.04 × 2.81)

With a window to the rear aspect, beams and an electric panel heater.

Shower Room

With a window to the front aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with vanity storage, beams, electric wall heater, electric towel rail and tiling to all splash prone areas.

Outside

To the front the garden is laid to patio for ease of maintenance. To the side there is ample driveway parking which leads to the garage. The rear garden is enclosed, laid to shingle, flower beds and offers a good degree of privacy.

Store

20'3" × 16'5" (6.18 × 5.01)

Light and power.

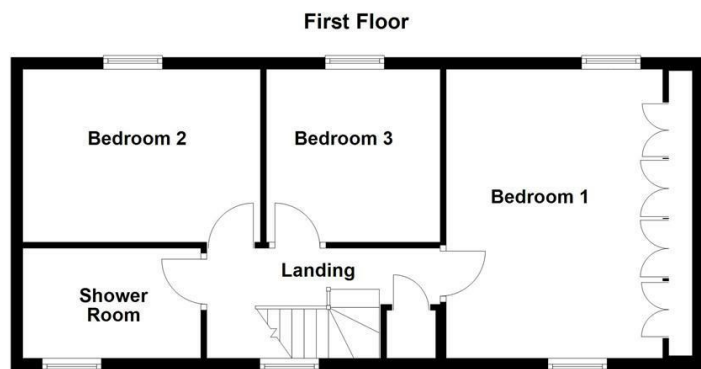
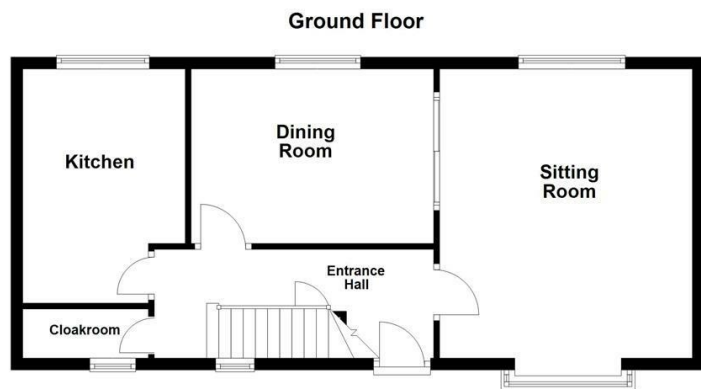
Garage

16'1" × 10'4" (4.92 × 3.17)

Up and over door, light and power.

Agents Note

Council Tax Band – D. Mains electricity and water. There is a septic tank which is situated on the neighbour's land and shared with them, there is an informal agreement to take turns in paying to empty it. There is a shared driveway with the neighbouring properties. There are planning proposals and developments within one mile of the property, please call the office for more information.



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)

