

Property Location

This two-bedroom end-of-terrace property is situated in a new residential area of Crewkerne. The town benefits from many amenities such as shops, restaurants, a primary school as well as a hospital which is all within walking distance or a short drive. The nearby railway station links Crewkerne to Exeter and London Waterloo.

56 Burbage Way, Crewkerne, TA18 8FH

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1348817)

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.







Burbage Way, Crewkerne

Offers In Region Of £250,000

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56 Burbage Way

Crewkerne

TA18 8FH

Key features:

- Two-Bedroom End-of-Terrace Property
- Highly Desirable Setting
- 8 Years Remaining on NHBC Building Warranty
- Modern Kitchen and Bathroom
- Two Allocated Parking Spaces and EV Charging Point
- Ground Floor W/C
- Private Rear Garden
- Tastefully Decorated Throughout
- Solar Panels
- Ideal First Home





Why you'll like it

This modern two-bedroom end-of-terrace property is situated in the historic market town of Crewkerne. The property features a sitting room, kitchen, cloakroom, two double bedrooms, ensuite, bathroom, private garden and two allocated parking spaces. The property is beautifully presented and tastefully decorated throughout. In like-new condition and with no work required, this property is ideal for first time buyers. Viewing is highly recommended to fully appreciate what this lovely home has to offer.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall that provides access to the sitting room, kitchen, cloakroom and the stairs which rise ahead to the first-floor landing. The hall way is neutrally decorated and has wooden laminate flooring. One radiator.

SITTING/DINING ROOM 15' 5" x 13' 1" (4.7m x 4.0m) A generous living space with double glazed French doors opening into the rear garden. Understairs storge cupboard. Space for dining table and chairs. The room is tastefully decorated with neutral tones and wooden laminate flooring. One radiator.

KITCHEN 10' 2" x 6' 6" (3.1m x 2.0m) A modern kitchen fitted with hunter green cabinets and drawers. Ample marble effect work surfaces with an inset black granite basin and drainer. Integrated fridge/freezer, dishwasher, washing machine, electric oven with induction hob and cooker hood above. Undercabinet and Integral plinth lighting. Cupboard housing the combi boiler. Double glazed window to the front of the property. Electric blinds. Wooden laminate flooring.

CLOAKROOM 4' 11" x 2' 7" (1.5m x 0.8m) The downstairs cloakroom is fitted with a two-piece suite comprising of a white w/c and hand basin. Neutral walls and laminate flooring. Obscure double-glazed window to the front. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms, bathroom and the loft hatch above. Neutrally decorated walls, grey carpet and white wooden banister. One radiator.

BEDROOM ONE 9' 10" x 9' 6" (3.0m x 2.9m) A generous double bedroom with attached ensuite. Double glazed window overlooking the rear garden with fitted electric blinds. Stylish panel feature wall and grey carpet. One radiator.

ENSUITE 9' 10" x 2' 11" (3.0m x 0.9m) The ensuite is complete with a modern three-piece suite that comprises of a white w/c, hand basin and walk-in shower cubicle. Neutral walls and tiled flooring. One radiator.

BATHROOM 6' 6" x 5' 10" (2.0m x 1.8m) A modern bathroom with a three-piece suite consisting of a white w/c, hand basin and bathtub. Partial grey tiled walls and tiled flooring. One radiator.

BEDROOM TWO 13' 1" x 8' 6" (4.0m x 2.6m) A good-sized double bedroom with a built-in storage cupboard. Two double glazed windows to the front of the property with fitted electric blinds. Neutrally decorated walls and grey carpet flooring. One radiator.

OUTSIDE: To the front of the property are two allocated parking spaces, electric vehicle charging point and side gated access to the rear. To the rear of the property is a private and enclosed garden which is laid to lawn and a patio seating area perfect for alfresco dining and entertaining. External water outlet. Solar panels.

MATERIAL INFORMATION:
Council Tax Band: B
Tenure: Freehold
Parking: Off-Road Allocated Parking (2 Cars)
Gas Central Heating
8 Years Remaining on NHBC Development Warrantee
Annual Grounds Service Charge: £206.00















