

8 SEVERALLS PARK AVENUE

Crewkerne, TA18 8DW

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A refurbished three bedroom semi-detached home situated within a short walk of amenities and Schools. The accommodation in brief comprises entrance hall, sitting room, kitchen, utility room, bathroom and three bedrooms. Outside there is ample driveway parking to the front and an enclosed garden to the rear. The property is being sold with no onward chain.

Situation

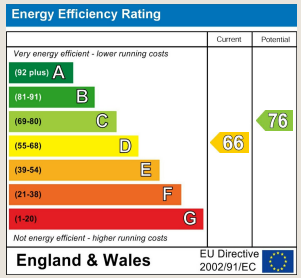
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Hall
Stairs rising to the first floor and a door into:

Sitting Room
14'5" x 13'11" max (4.40 x 4.25 max)
With a window to the front aspect, under stairs storage cupboard, spotlights and a radiator.

Kitchen
12'4" x 8'11" (3.76 x 2.72)
With a window to the rear aspect. Re-fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, integrated dishwasher, electric hob, oven and an extractor fan over. Space for American style fridge/freezer. Spotlights.

Utility Room
7'5" x 6'5" (2.28 x 1.97)
With a window to the rear aspect and a door opening out into the garden. Space for washing machine and tumble dryer. Radiator and wall mounted gas central heating boiler installed in September 2025.

Bathroom
With a window to the side aspect. Suite comprising P-shaped bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail, spotlights and tiling to all splash prone areas.

Landing
With a window to the side aspect. Access to the loft.

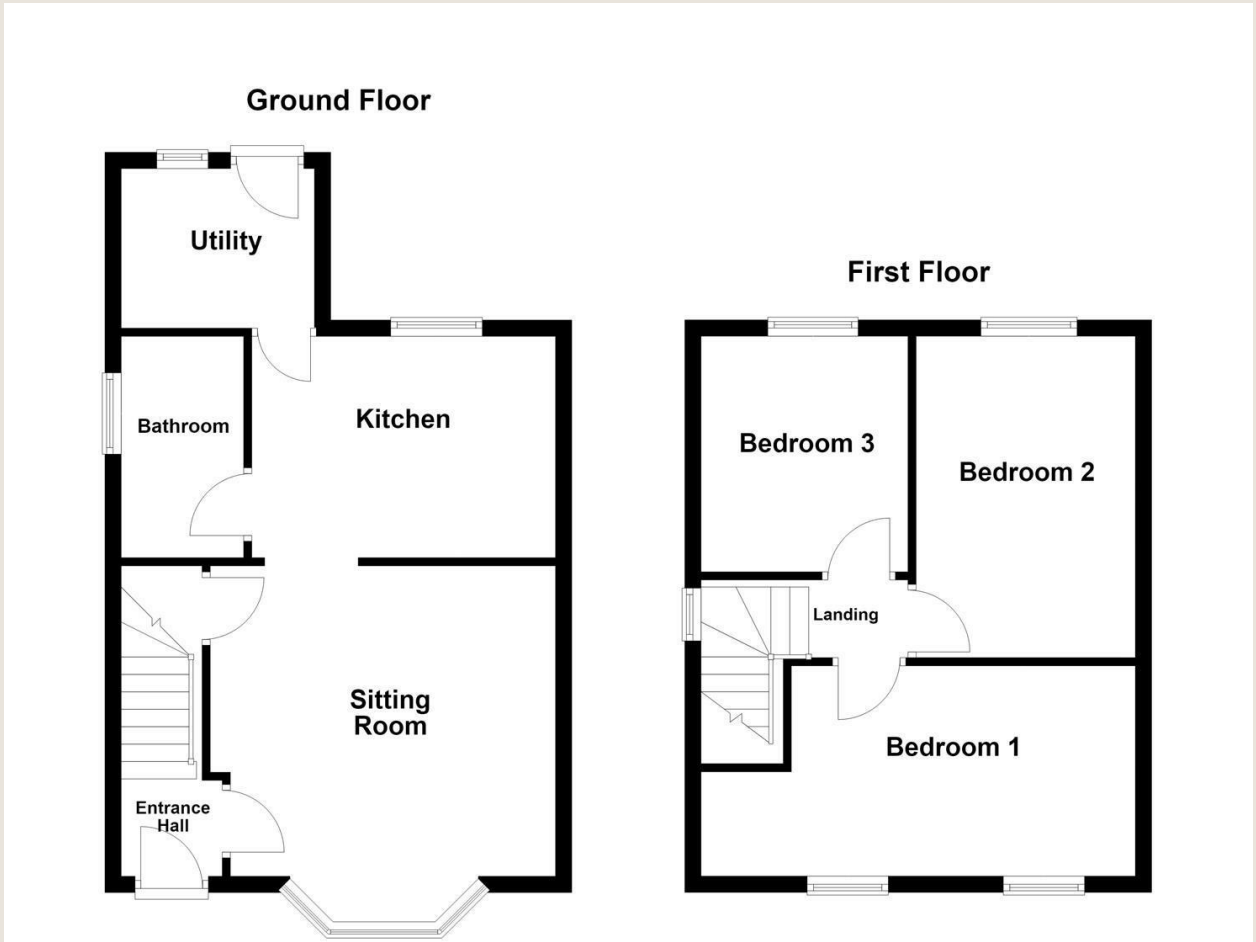
Bedroom One
17'7" x 8'5" max (5.38 x 2.59 max)
With two windows to the front aspect and a radiator.

Bedroom Two
12'0" x 8'5" (3.66 x 2.57)
With a window to the rear aspect and a radiator.

Bedroom Three
9'2" x 8'3" (2.81 x 2.53)
With a window to the rear aspect and a radiator.

Outside
To the front there is ample driveway parking. To the rear the garden is enclosed, laid to patio and lawn, gate for rear access.

Agents Note
Council Tax Band - B. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in September 2025. New windows and doors installed in 2025. The property is being sold with no onward chain.





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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