59 FURLAND ROAD

Crewkerne, TA18 8DD

Price Guide £400,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

An individual detached house in a great location tucked away but not far from the town centre. The accommodation is spacious, requires modernisation and in brief comprises, entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen, utility area, landing, three double bedrooms, bathroom and a shower room. The property has a private driveway providing ample parking leading to an integrated garage. Side access leads to a good size rear garden. Viewing advised and offered with no onward chain.

Situation

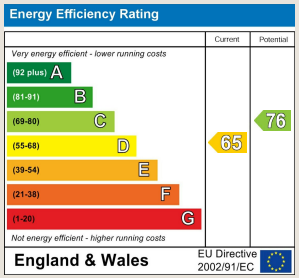
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Entrance Hall
Radiator, stairs rising to the first floor with storage cupboard under and access to the garage.

Cloakroom
With a window to the side aspect, low level WC, wash hand basin and a radiator.

Sitting Room
16'9 x 14'4 (5.11m x 4.37m)
With a window to the rear aspect and a radiator.

Dining Room
14'4 x 10'7 (4.37m x 3.23m)
With patio doors opening into the conservatory and a radiator.

Conservatory
13'1 x 6 (3.99m x 1.83m)
With windows and a door to the rear garden and a radiator.

Kitchen
11'5 x 10'7 (3.48m x 3.23m)
With a window to the front aspect, range of fitted units with inset stainless steel sink unit, double oven and hob, radiator, door to:

Utility Area
16'8 x 4 (5.08m x 1.22m)
Door to the front and rear gardens, space and plumbing for washing machine.

Landing
With a window to the front aspect, storage cupboard, airing cupboard, radiator, loft access.

Bedroom One
13'9 x 13'2 max (4.19m x 4.01m max)
With a window to the rear aspect, radiator, door to:

Shower Room
With a window to the side aspect. Suite comprising shower cubicle, low level W.C, pedestal wash hand basin and tiling to all splash prone areas. Door into the landing.

Bedroom Two
15'1 x 10'6 (4.60m x 3.20m)
With a window to the front aspect and a radiator.

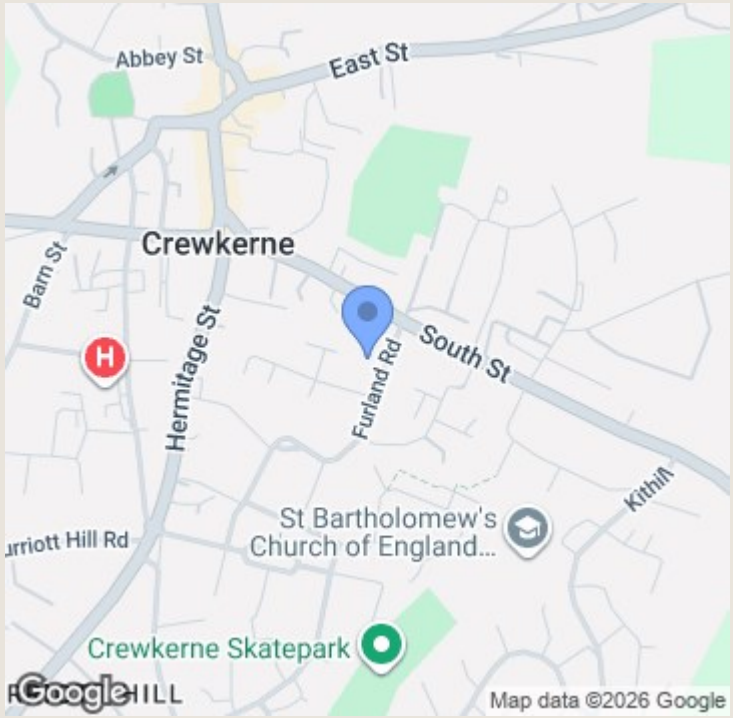
Bedroom Three
14'3 x 10'11 (4.34m x 3.33m)
With a window to the rear aspect and a radiator.

Bathroom
With a window to the front aspect. Suite comprising panelled bath, separate shower cubicle, low level W.C, pedestal wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside
Driveway provides off road parking for several vehicles and leads to the garage with electric door. Side gated access to the rear garden which mainly laid to lawn with summer house and greenhouse.

Garage
19 x 10'6 (5.79m x 3.20m)
Electric up and over door, light and power connected, internal door to entrance hall.

Agents Note
Council Tax Band - E. 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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