



**82 HERMITAGE STREET**

Crewkerne, TA18 8EX

**Price Guide £165,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A re-furbished two bedroom terrace cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises sitting room, kitchen/dining room, two bedrooms and a bathroom. To the rear there is a small courtyard and outbuilding/store. The property is being sold with no onward chain.

## Situation

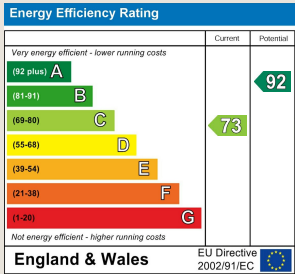
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

## 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: A  
Tenure: Freehold  
EPC Rating: C



# PROPERTY DESCRIPTION

## Sitting Room

13'3" × 10'4" (4.05 × 3.15)

With a window to front aspect, window seat, radiator, television point and stairs rising to the first floor.

## Kitchen/Dining Room

13'3" × 9'11" (4.05 × 3.03)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for washing machine, cooker and fridge/freezer. Radiator and tiling to all splash prone areas.

## Landing

Access to the loft.

## Bedroom One

10'5" × 10'0" (3.18 × 3.05)

With a window to the front aspect, radiator and tiling to all splash prone areas.

## Bedroom Two

10'0" × 7'1" (3.07 × 2.18 )

With a window to the rear aspect and a radiator.

## Bathroom

6'4" × 5'10" (1.94 × 1.78)

With a window to the rear aspect. Suite comprising bath with electric shower over, low level WC, wash hand basin and tiling to all splash prone areas.

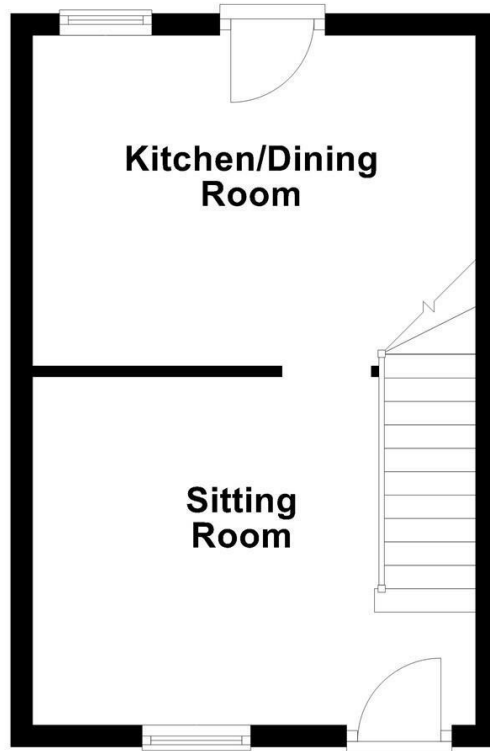
## Outside

To the rear there is a small courtyard, laid to patio for ease of maintenance and an outbuilding giving storage area and housing a WC.

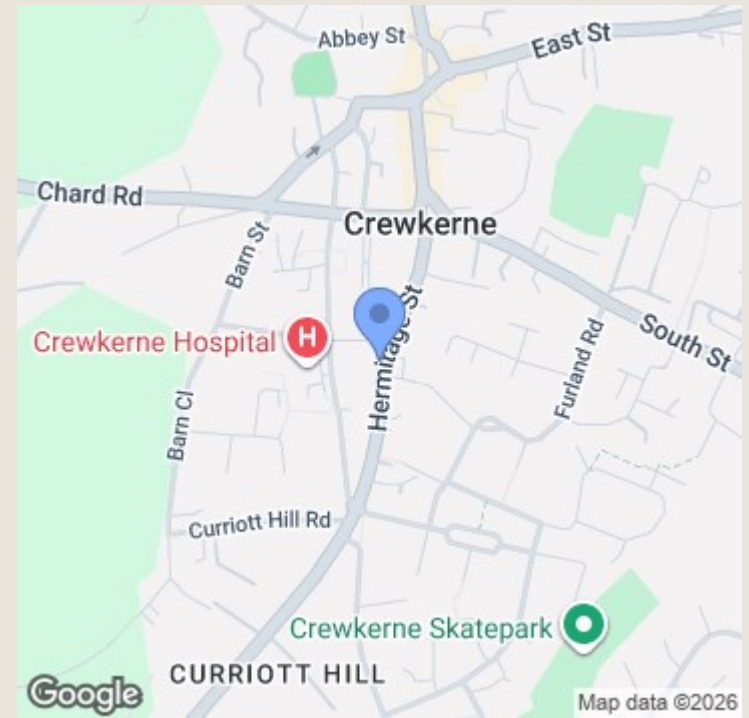
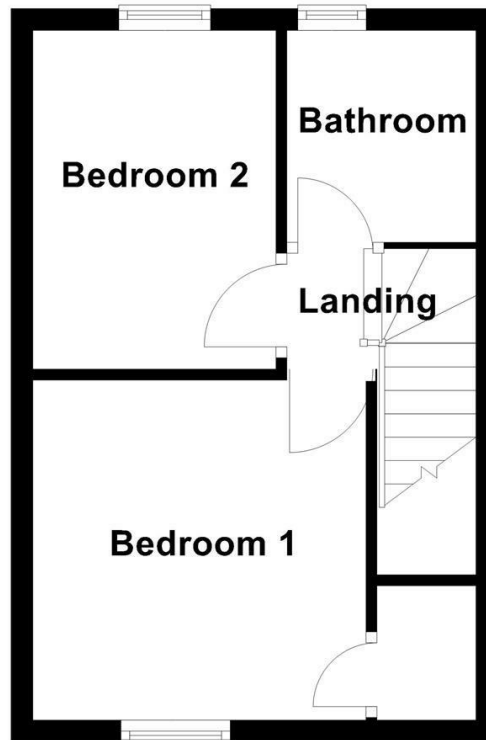
## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity.

## Ground Floor



## First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

