

23 KINGSWOOD ROAD

Crewkerne, TA18 8JW

Guide Price £250,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three bedroom home situated in the popular Kingswood Road development. The accommodation in brief comprises entrance hall, cloakroom, kitchen/dining room and sitting room. Upstairs there are three good size bedrooms with ensuite to the master and a bathroom. Outside the property has a rear garden, garage and parking. One to view.

Situation

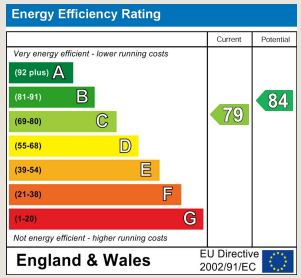
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Hall
Radiator and stairs rising to the first floor.

Cloakroom
With a window to the front aspect double glazed. White suite comprising low level WC, bowl wash hand basin with vanity unit, extractor fan, radiator and tiling to all splash prone areas.

Kitchen/Dining Room
16'7" x 13'0" max (5.05 x 3.96 max)
With a window to the front aspect double glazed and french doors to the rear opening out on to the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, integrated gas hob, electric oven and cooker hood over. Integrated dishwasher, space for washing machine and fridge/freezer. Large under stairs storage cupboard, radiator and tiling to all splash prone areas.

Sitting Room
17'9" x 9'6" (5.41 x 2.90)
With a window to the front aspect double glazed and french doors to the rear opening out on to the garden. Fireplace with electric inset and stone effect surround and two radiators.

Landing
With a window to the rear aspect double glazed. Airing cupboard, radiator and access to the loft.

Bedroom One
12'9" x 12'3" max (3.89 x 3.73 max)
With two windows to the front aspects double glazed and a radiator.

Ensuite
Suite comprising shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, extractor fan and tiling to all splash prone areas.

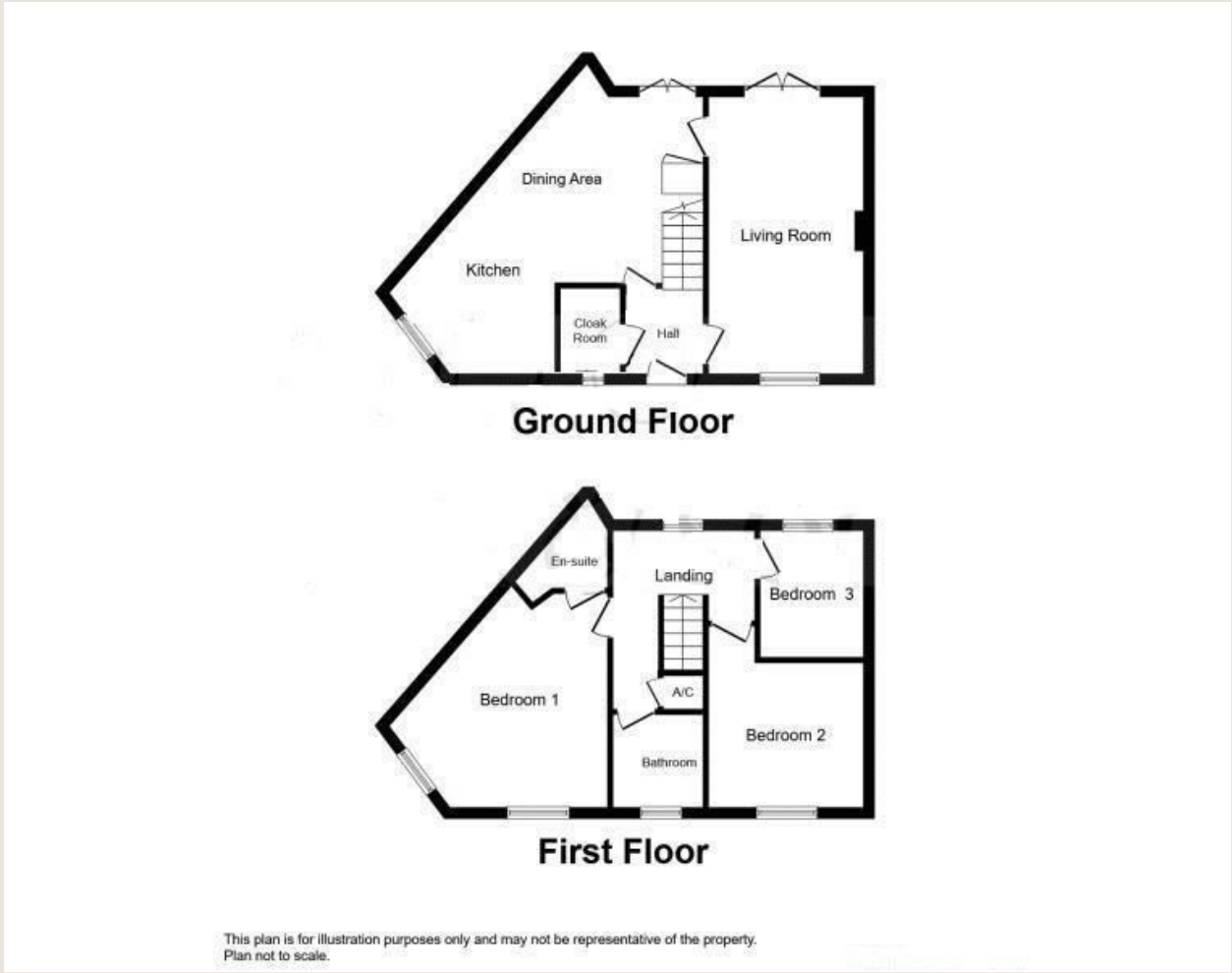
Bedroom Two
9'8" x 9'1" plus door recess (2.95 x 2.77 plus door recess)
With a window to the front aspect double glazed and a radiator.

Bedroom Three
8'5" x 6'5" (2.57 x 1.96 (2.56 x 1.95))
With a window to the rear aspect double glazed and a radiator.

Bathroom
With a window to the front aspect double glazed. Suite comprising bath with shower attachment over, bowl wash hand basin with vanity unit, low level WC, heated towel rail, extractor fan and tiling to all splash prone areas.

Outside
To the front the garden is laid to shingle for ease of maintenance with a paved path leading to the front door. To the rear there is a small patio area with a paved path leading to a door accessing the garage, the rest of the garden is laid to lawn, a small decked area and is fully enclosed by fencing. There is driveway parking for one car leading to the GARAGE 19'3" x 9'4" max, with up and over door.

Agents Note
Council Tax Band - C. 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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