

14 PARK VIEW

Crewkerne, TA18 8HS

Guide Price £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A modern two bedroom detached bungalow situated within a short walk of the local shop and post office. The accommodation in brief comprises porch/utility room, entrance hall, study, two double bedrooms, bathroom, large open plan living room and bespoke kitchen. Outside there are two separate driveways, log store, summer house, workshop/hobby room and a garage.

Situation

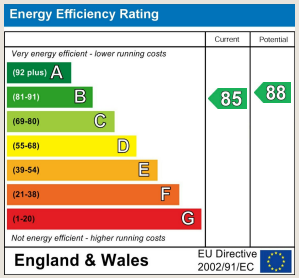
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

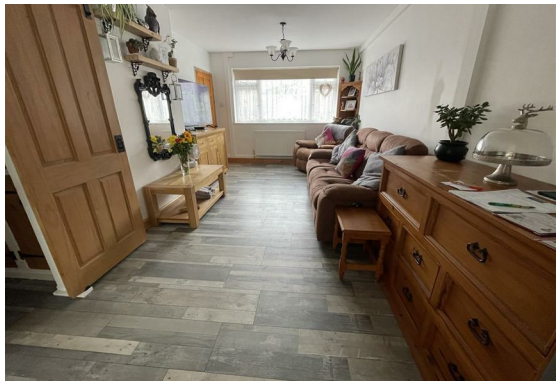
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: C
Tenure: Freehold
EPC Rating: B













PROPERTY DESCRIPTION

Porch/Utility Room

10'11" x 3'8" (3.35 x 1.13)
With windows to the front aspect, storage, space for washing machine and tumble dryer.

Entrance Hall

Radiator, shelving, access to the loft which is fully insulated, half boarded and has a ladder.

Study

10'5" x 5'6" (3.2 x 1.7)

Bedroom One

9'2" x 8'6" plus reccess (2.8 x 2.6 plus reccess)
With a window to the front aspect, radiator and storage.

Bedroom Two

9'10" x 9'2" plus wardrobes (3.0 x 2.8 plus wardrobes)
With a window to the rear aspect, radiator and built in wardrobes.

Bathroom

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

Sitting Room

19'7" x 9'6" (5.99 x 2.91)
With a window to the front aspect, radiator, two shelved storage cupboards, space for large fridge/freezer, two radiators and a television point. Open plan into:

Kitchen

20'8" x 7'10" (6.32 x 2.4)
With dual aspect windows to the rear and side. Bespoke handmade kitchen comprising a range of storage cupboards, stainless steel sink/drainer, integrated electric oven, gas hob, multi-fuel stove, wall lights and tiling to all splash prone areas.

Summerhouse

13'4" x 11'5" (4.07 x 3.5)
Windows, light and power.

Log Store

Large wooden log store with gates to the front.

Workshop/Hobby Room

22'3" x 12'7" (6.8 x 3.85)
Natural light, light and power. Door into:

Garage

18'0" x 8'6" (5.5 x 2.6)
Up and over door and a light.

Parking Area

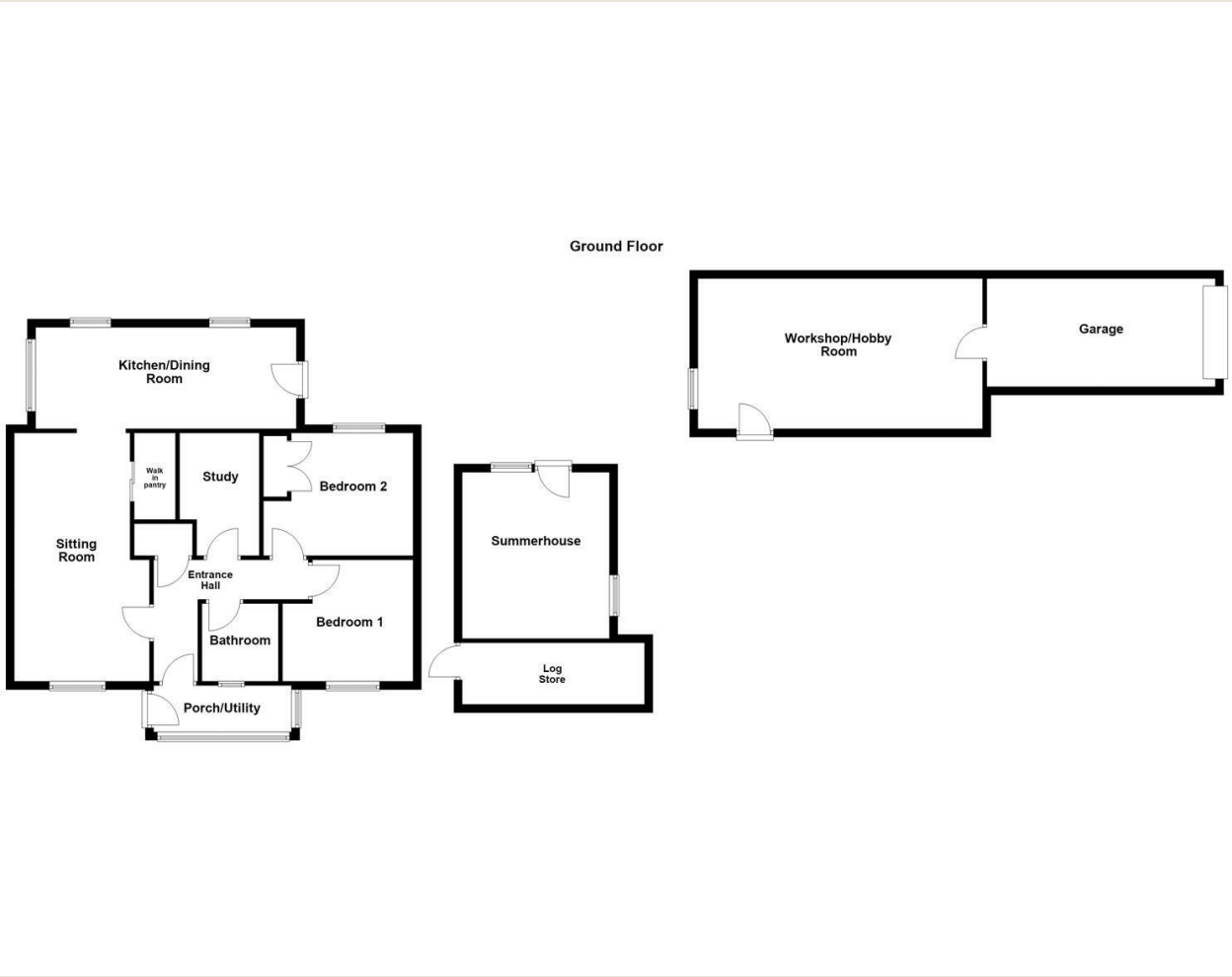
25'11" x 9'10" (7.91 x 3.01)
Measurements for the parking area are approximate, the area is laid to shingle.

Outside

To the side there is driveway parking for several cars, a path leads to the front door. The remaining garden offers a good degree of privacy, landscaped with shingle areas, raised flower beds, flower borders and patio. A gate leads to the second driveway.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The solar panels were installed in 2023 and are owned outright. 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

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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)

MAYFAIR TOWN & COUNTRY

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