



Property Location

This three-bedroom mid terraced property is situated in a popular residential area of Crewkerne. The town benefits from many amenities such as shops, restaurants, a primary school as well as a hospital which is all within walking distance. The Railway Station links Crewkerne to Exeter and London.

47 Kithill, TA18 8HY

Approximate Gross Internal Area = 69.9 sq m / 752 sq ft

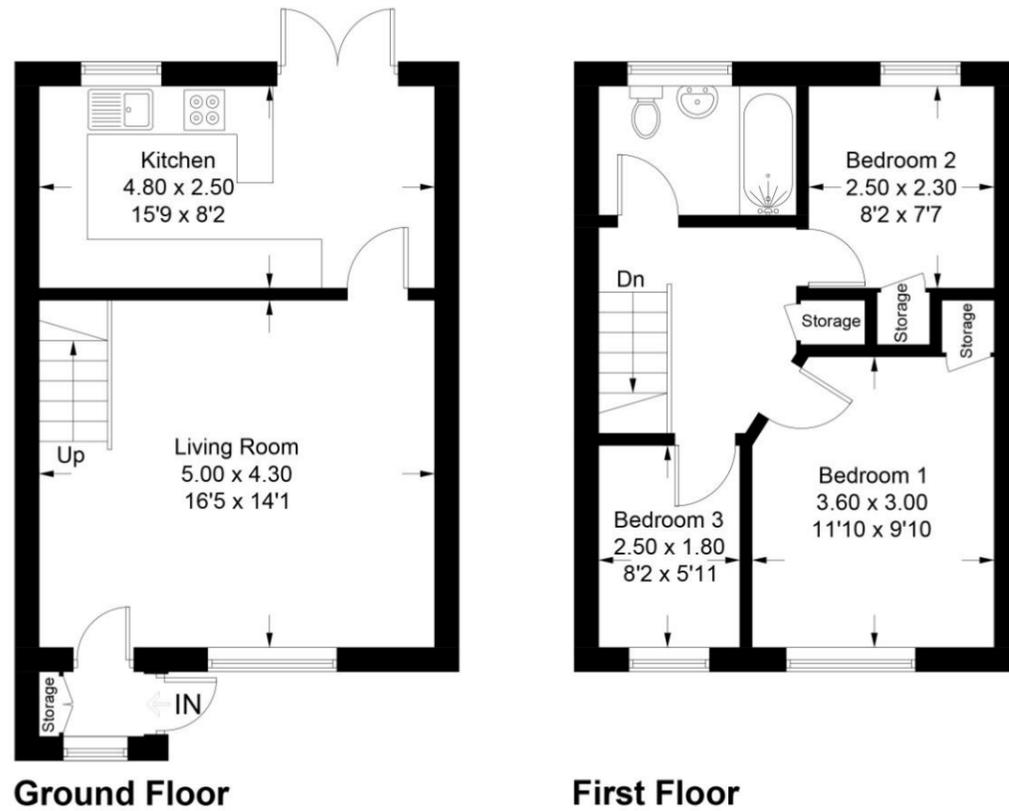
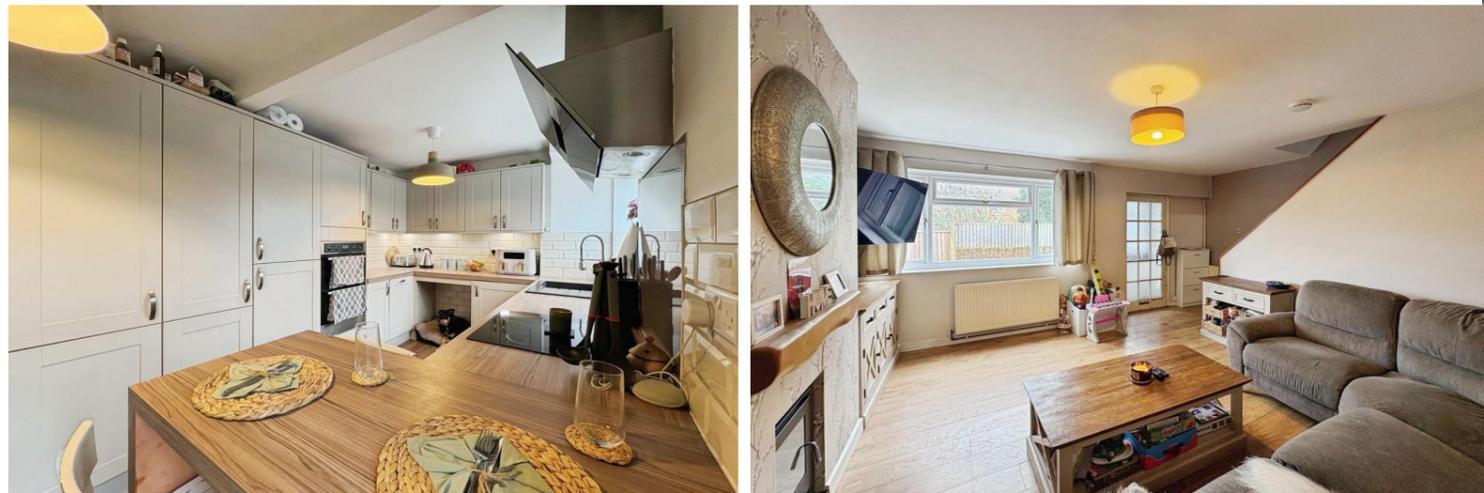


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275478)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Kithill, Crewkerne

Offers In Region Of £215,000

47 Kithill
Crewkerne
TA18 8HY

Key features:

- Three Bedroom Mid Terraced Home
- Modern Kitchen
- Ideal Starter Home
- Desirable Location
- Close To Local Amenities
- Private Garden
- Double Glazing Guarantee



Why you'll like it

This perfectly presented three-bedroom terraced home is situated in a popular residential area of Crewkerne. The property comprises of an entrance porch, living room, modern kitchen, three bedrooms, family bathroom and a private rear garden. Ideal first home. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a convenient porch which is suitable for storing coats and shoes in the large storage cupboard. Neutral walls and double-glazed window to the front.

LIVING ROOM 16' 4" x 14' 1" (5.0m x 4.3m) The generous living/dining space features a centrally positioned fireplace. Neutrally decorated walls and wooden effect vinyl flooring. Double glazed window to the front. One radiator. The living room provides access to the kitchen and the stairs rising to the first floor.

KITCHEN 15' 8" x 8' 2" (4.8m x 2.5m) This recently fitted Wickes kitchen has light grey cabinets, drawers and wooden countertops with breakfast bar, black sink and drainer. Integrated appliances include fridge, freezer, dishwasher, washer/ dryer, double oven, induction hob with cooker hood above. White tiled splashguards and neutral walls. Double glazed window and French doors to the rear garden. Wood effect vinyl flooring. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the three bedrooms, family bathroom, storage cupboard and the loft hatch above. Wooden banister, Neutral walls and carpeted flooring.

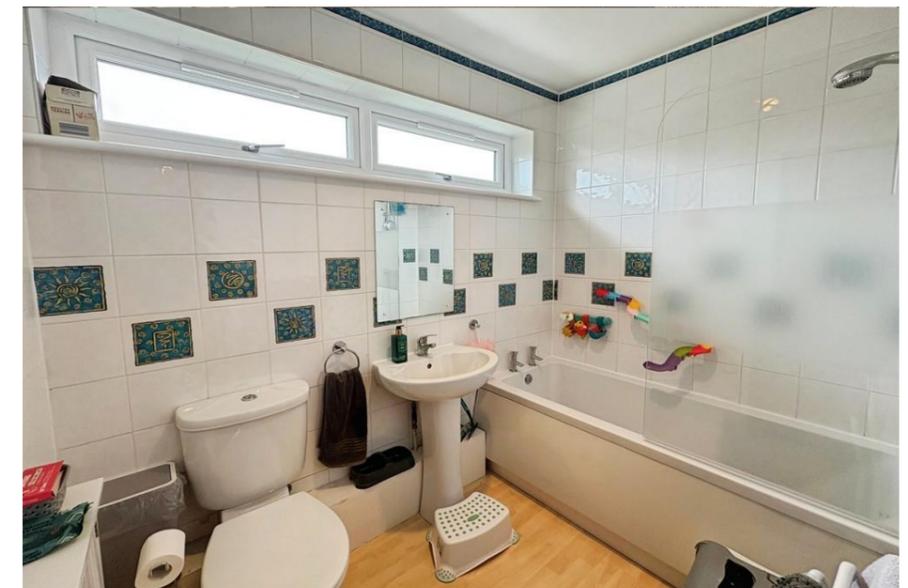
MASTER BEDROOM 11' 9" x 9' 10" (3.6m x 3.0m) A generous master bedroom with double glazed window and storage cupboard. Neutral walls and grey carpet. One radiator.

FAMILY BATHROOM 8' 2" x 5' 2" (2.5m x 1.6m) The family bathroom has a three-piece suite comprising of the white w/c, hand basin and bathtub with fitted shower above. White tiled walls and vinyl flooring. Double glazed window.

BEDROOM TWO 8' 2" x 7' 6" (2.5m x 2.3m) A cosy double bedroom or spacious single room with built in cupboard. Double glazed window to the rear. Neutrally decorated walls and grey carpet. One radiator.

BEDROOM THREE 8' 2" x 5' 10" (2.5m x 1.8m) A single bedroom or could be utilised as the perfect home office. Neutral walls and grey carpet. Double glazed window and one radiator.

OUTSIDE: To the front of the property is a low maintenance garden laid with stone chippings and stone path to the front entrance. To the rear of the property is a private and enclosed garden laid part patio and lawn. Good-sized garden shed, external tap and electrical outlet.



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

