



4 BOWDITCH ROW SOUTH STREET

Crewkerne, TA18 7JH

Price Guide £150,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented one bedroom Grade II Listed cottage situated in a quiet position but near to the Town Centre and amenities. The property benefits from flagstone flooring, wood burning stove and an enclosed rear garden. In brief the accommodation comprising sitting room, kitchen, one bedroom and a bathroom. The property has been a successful rental property over the years and now 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: A  
Tenure: Freehold  
EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		92
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Sitting Room

13'6" × 9'8" (4.14 × 2.95)

With a window to the front aspect, flagstone flooring, wall light, radiator, wood burning stove and shelving.

## Kitchen

13'6" × 5'7" (4.14 × 1.72)

With a window to the rear aspect and a door opening out into the garden.

Fitted kitchen comprising wall and base units with work surfaces over.

Stainless steel sink/drain, electric oven and hob. Space for washing machine, fridge/freezer and tiling to all splash prone areas. Stairs rising to the first floor and storage under.

## Landing

Doors into:

## Bedroom

13'8" × 8'5" (4.17 × 2.59)

With a window to the front aspect, radiator and access to the loft.

## Bathroom

10'9" × 7'3" (3.30 × 2.23)

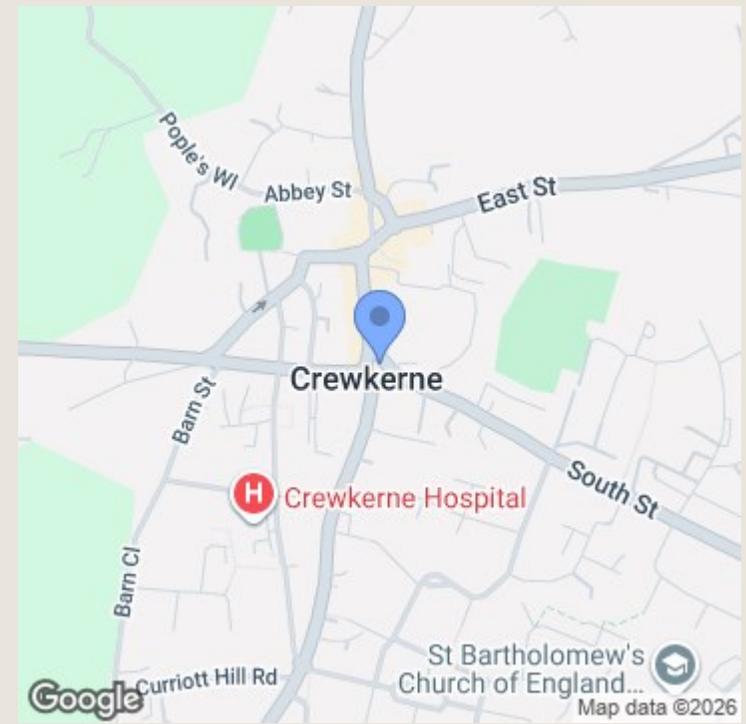
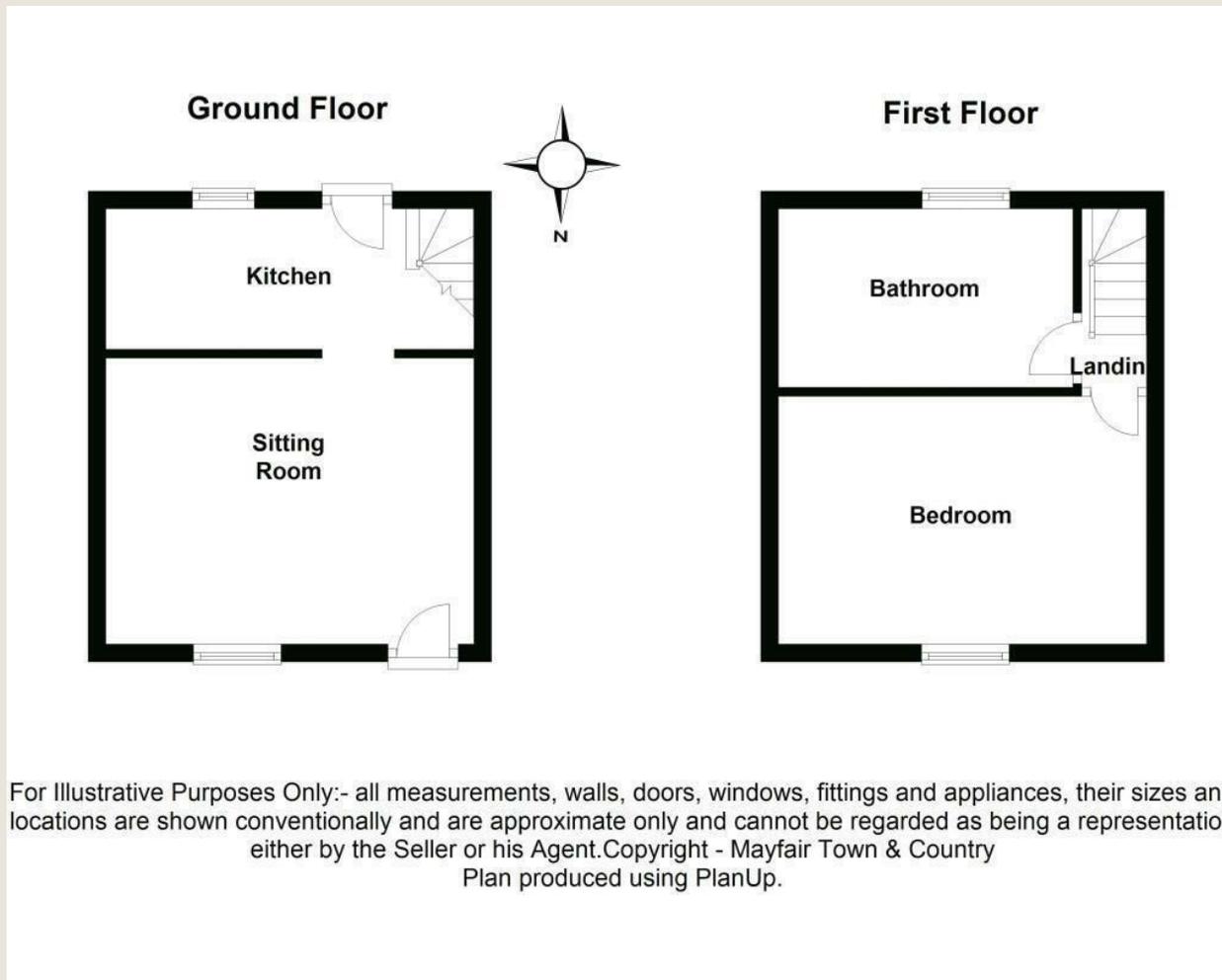
With a window to the rear aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas. Storage cupboard housing the gas central heating boiler.

## Outside

To the rear the garden is enclosed, large shed, lawned area, flower border and patio abutting the rear of the property.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electric. Grade II Listed.



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)

