



146 PARK VIEW

Crewkerne, TA18 8JJ

Price Guide £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom detached home situated with a short walk of amenities, schools and countryside walks. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room area and kitchen. Upstairs three bedrooms and a shower room. To the rear the garden is enclosed, ample driveway parking leads to the garage. 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: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

With a window to the side aspect, radiator and stairs rising to the first floor.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with vanity inset, tiled splashbacks and a radiator.

Sitting Room

15'6" max × 12'5" (4.72m max × 3.78m)

With a window to the front aspect, feature fireplace and a radiator. Open into:

Dining Room

10'0" × 9'10" (3.07 × 3.00)

Patio doors opening out into the garden and a radiator.

Kitchen

10'0" × 8'9" (3.06 × 2.68)

With a window to the rear aspect and a door to the side opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainage, gas hob, electric oven and an extractor fan over. Space for washing machine, dishwasher, under counter fridge/freezer and tiling to all splash prone areas. Wall mounted gas central heating boiler and under stairs storage cupboard.

Lean To

21'5" × 3'0" (6.54 × 0.92)

Doors front and rear and a door into the garage.

Landing

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

Bedroom One

14'8" × 10'6" (4.48 × 3.21)

With a window to the front aspect and a radiator.

Bedroom Two

11'3" × 10'1" (3.45 × 3.09)

With a window to the rear aspect and a radiator,

Bedroom Three

9'5" × 8'1" (2.89 × 2.48)

With a window to the front aspect and a radiator.

Shower Room

With a window to the rear aspect. Suite large shower tray, low level WC, wash hand basin with vanity inset, extractor fan and tiling to all splash prone areas.

Garage

21'0" × 8'4" (6.41 × 2.56)

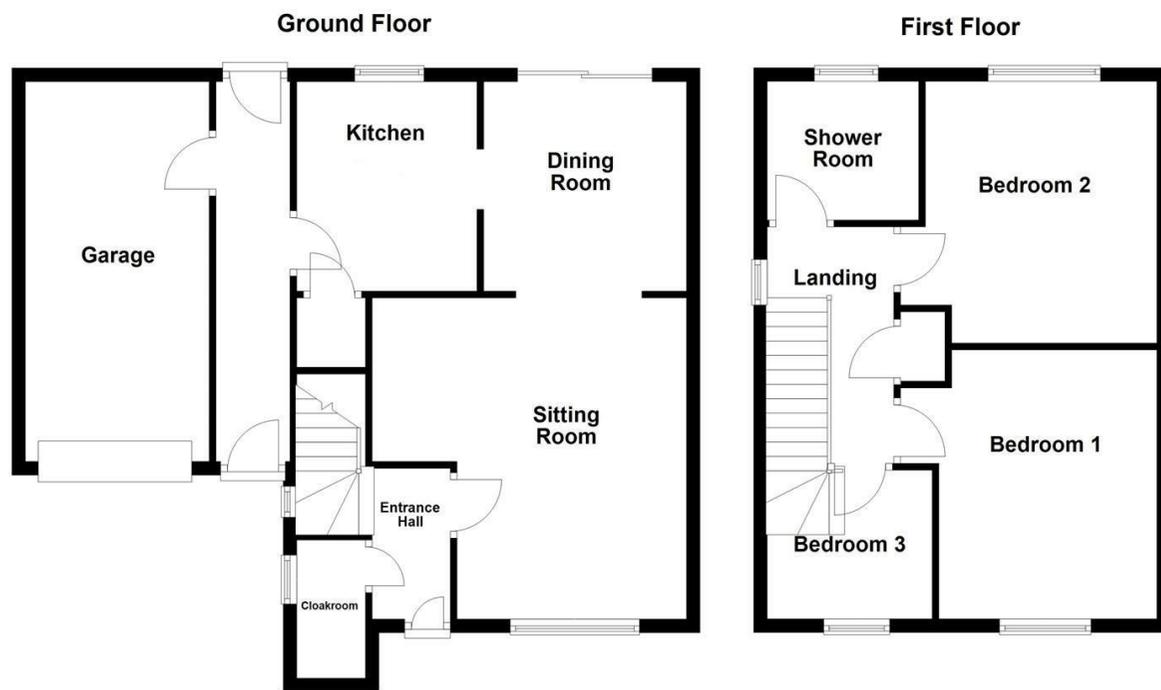
Up and over door, light and power.

Outside

The front is block paved, ample parking leads to the garage. To the rear the garden is enclosed, laid to lawn, flower borders, greenhouse and patio abutting the rear of the property.

Agents Note

Council Tax Band - D. 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)

