



6 VALE CLOSE

Crewkerne, TA18 8JU

Price Guide £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well-presented three double bedroom semi-detached home with UPVC double glazing and gas centrally heated as well as off-road parking, garage and a rear garden. The property is only a short walk from the local shop and the park. In brief the accommodation comprises porch/utility room, hallway, cloakroom, sitting room and kitchen/diner. On the first floor three bedrooms, potential ensuite to the master and a family bathroom. The sellers have secured their onward purchase which is empty.

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

South Somerset Council Tax Band: C

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch/Utility Room

Space and plumbing for washing machine and tumble dryer.

Entrance Hall

15'1 × 4'7 (4.60m × 1.40m)

With a window to the front aspect, stairs to the first floor with storage under and a radiator.

Cloakroom

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

Sitting Room

14'4 × 10'9 (4.37m × 3.28m)

With a window to the rear aspect and a radiator.

Kitchen/Dining Room

14'4 × 8'8 (4.37m × 2.64m)

With a window to the rear aspect and a door opening into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, space for gas cooker, fridge/freezer and dishwasher. Wall mounted gas central heating combi-boiler, radiator and tiling to all splash prone areas.

Landing

Airing cupboard and access to the loft.

Bedroom One

12'1 × 10'1 (3.68m × 3.07m)

With a window to the front aspect, built in wardrobes and a radiator.

Previous En-Suite / Study Area

8'7 × 7'8 (2.62m × 2.34m)

With a window to the front aspect. Previously an en-suite now a study area and a radiator.

Bedroom Two

12'4 × 9'9 (3.76m × 2.97m)

With a window to the rear aspect overlooking parkland and a radiator.

Bedroom Three

12'4 × 9'10 (3.76m × 3.00m)

With a window to the rear aspect overlooking parkland and a radiator.

Bathroom

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

Outside

To the front there is an area of lawn with off road parking leading to the garage. Side gate gives access to the rear garden. To the rear is decking, lawn and gated access to parkland.

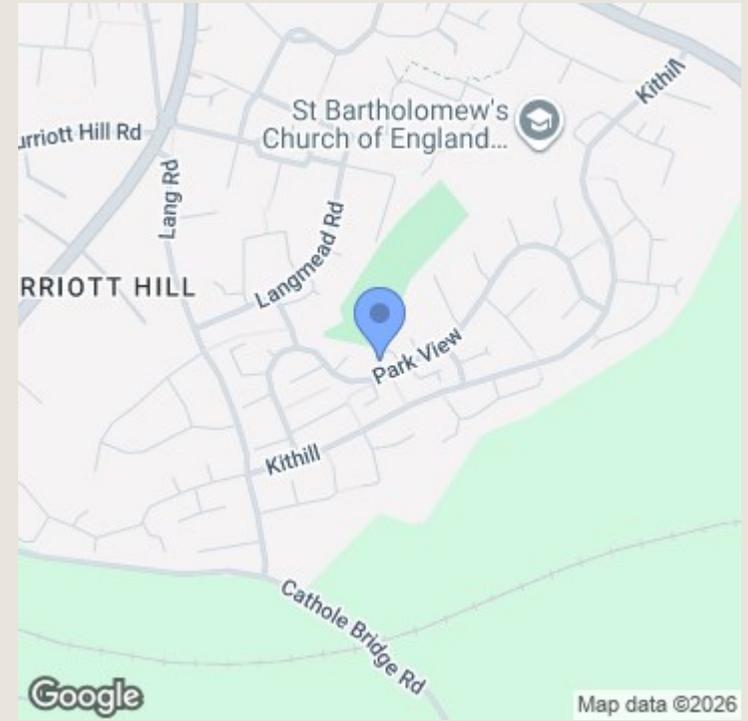
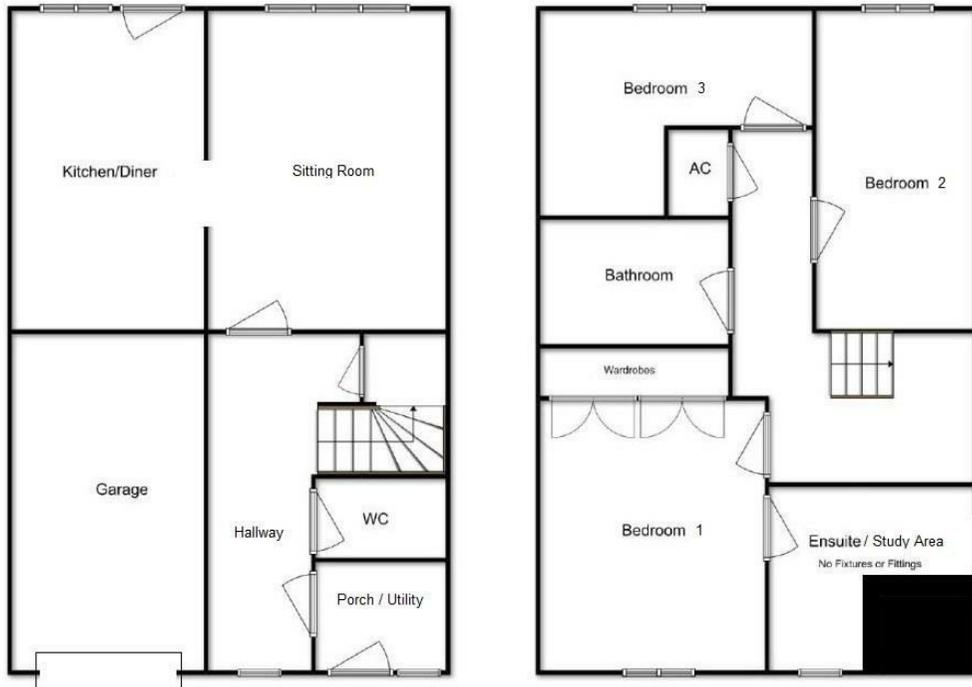
Garage

15'1 × 8'7 (4.60m × 2.62m)

Up and over door, light.

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

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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)

