



3 BUCKHILL CLOSE

Crewkerne, TA18 8JP

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached home situated in a popular cul-de-sac. The accommodation in brief comprises entrance hall, kitchen, sitting/dining room, conservatory, two bedrooms and a shower room. Outside there is driveway parking and to the rear, an enclosed rear garden. An early viewing is advised.

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: B
 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	77
(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

Stairs rising to the first floor, radiator and an under stairs storage cupboard.

Kitchen

9'10" × 6'9" (3.01 × 2.08)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainage and space for washing machine. Integrated under counter fridge and freezer, dishwasher and gas hob and cooker. Wall mounted gas central heating boiler and tiling to all splash prone areas.

Sitting/Dining Room

14'7" × 12'9" (4.47 × 3.91)

With a window to the rear aspect and a door into the conservatory. Radiator, gas fire and a television point.

Conservatory

10'4" × 8'9" (3.16 × 2.69)

Built of Upvc construction, windows and french doors opening out into the garden. Radiator.

Landing

Access to the loft and doors into:

Bedroom One

12'9" × 9'8" (3.91 × 2.97)

With a window to the rear aspect and a radiator.

Bedroom Two

9'6" × 9'1" (2.90 × 2.79)

With a window to the front aspect, radiator, over stairs storage cupboard and a wardrobe.

Shower Room

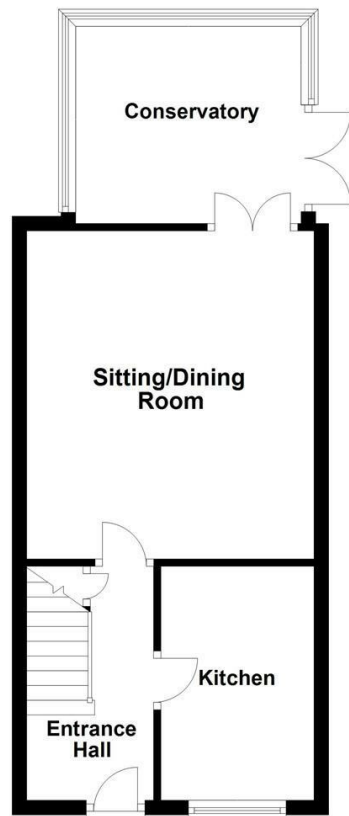
With a window to the side aspect. Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, extractor fan, heated towel rail and modern splashbacks.

Outside

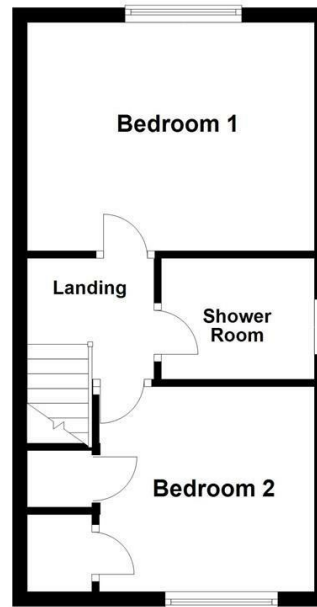
The front garden is laid to shingle for ease of maintenance, paved pathway to the front door and driveway parking for two cars. To the rear the garden is enclosed, mainly laid to lawn, flower borders and patio abutting the rear of the property. There is a shed to the side which has power.

Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity.



Ground Floor



First Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkeme@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)

