



**69 WEST STREET**

Crewkerne, TA18 8BA

**Price Guide £165,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A beautifully presented two bedroom cottage, situated on the edge of Crewkerne with beautiful countryside views to the rear. The property benefits from gas central heating and double glazing. In brief the accommodation comprises sitting room, kitchen/breakfast, two bedrooms and a bathroom. Outside there is on street parking and a courtyard garden.



## 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

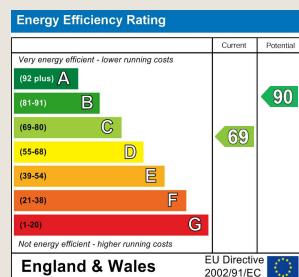
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Sitting Room

12'5" x 11'2" (3.78 x 3.40)

With a window and door to the front aspect double glazed. Radiator, window seat, television point, exposed stone fireplace with multi-fuel stove inset and stairs rising to the first floor.

## Kitchen/Breakfast Room

9'5" x 7'3" (2.87 x 2.21)

With a window and door to the rear aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, wall mounted gas central heating boiler, space for cooker, washing machine and fridge/freezer. Storage cupboard/pantry and tiling to all splash prone areas.

## Landing

Doors to:

## Bedroom One

10'0" x 11'2" (3.05 x 3.40)

With a window to the front aspect double glazed. Over stairs storage cupboard, built in wardrobe, radiator and access to the loft.

## Bedroom Two

7'1" x 6'6" (2.16 x 1.98)

With a window to the rear aspect double glazed and views across countryside. Radiator.

## Bathroom

Suite comprising bath with shower attachment, low level WC, wash hand basin, radiator, extractor fan and tiling to all splash prone areas.

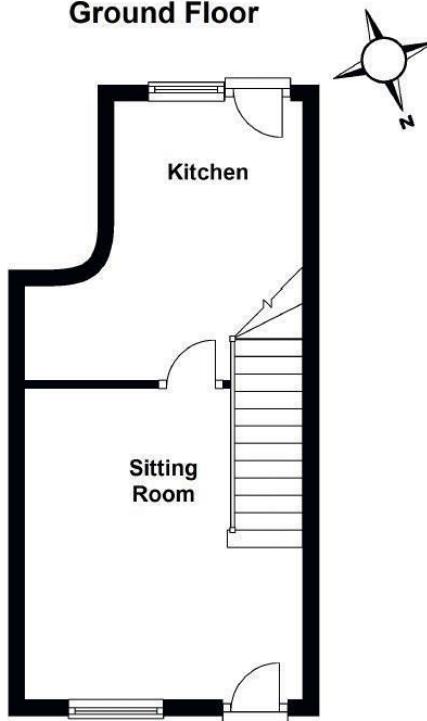
## Outside

The property has a patio courtyard garden which is south westerly facing and has views over the valley.

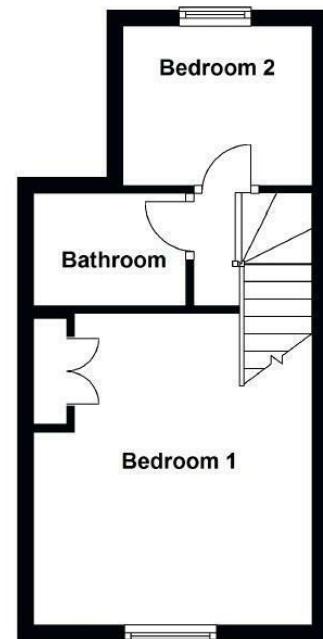
## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. A new gas central heater boiler was installed in April 2024. The two windows at the front were replaced in 2020. The two windows at the rear were replaced in 2024 along with the front and back doors. Replacement consumer unit May 2022.

## Ground Floor



## First Floor



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

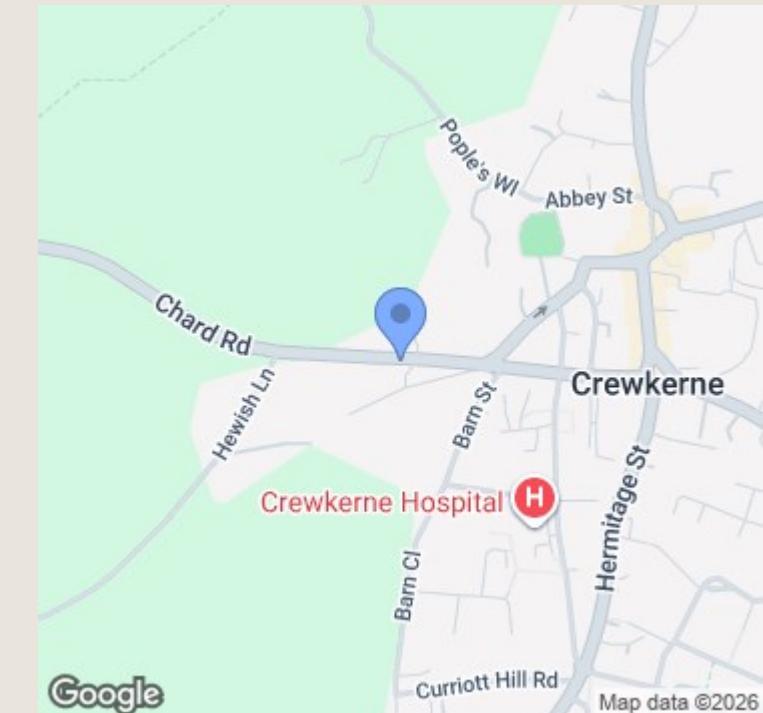
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.

### 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)



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

**01460 74200**

[crewkerne@mayfairproperties.net](mailto:crewkerne@mayfairproperties.net)

