REDGATE BUNGALOW BROADSHARD

Crewkerne, TA18 7ND

Guide Price £500,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A superb opportunity to purchase a four bedroom detached dormer-bungalow surrounded by generous gardens, ample driveway parking and a double garage with views over fields to the front. The accommodation has great potential and in brief comprises entrance hall, sitting room, kitchen/dining room, conservatory, second reception room, two bedrooms with an ensuite to the master and a shower room. On the first floor, two further double bedrooms. Viewing advised with no onward chain.

Situation

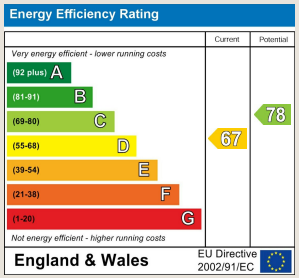
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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: E
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall
Radiator, stairs rising to the first floor cloaks cupboard.

Sitting Room
17'3" x 10'11" (5.28 x 3.33)
With a window to the front aspect and patio doors to the side. Electric fireplace, wall lights and two radiators.

Kitchen/Dining Room
17'4" x 10'11" (5.30 x 3.33)
With two windows to the rear. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated electric oven, hob and an extractor fan over. Radiator, airing cupboard, telephone point and tiling to all splash prone areas.

Side Lobby
Doors into:

Utility Room/Rear Lean To
12'2" x 6'0" (3.72 x 1.85)
Built of uPVC construction, base units, sink with double drainer, space for fridge/freezer and washing machine.

Conservatory
17'5" x 12'3" (5.33 x 3.75)
With windows, single door and patio doors opening out into the front garden. Night storage heater, wall lights and tiled flooring.

Second Reception Room
15'5" x 13'2" (4.72 x 4.02)
With a window to the rear aspect, patio doors into conservatory and a night storage heater.

Master Bedroom
13'3" x 9'11" (4.05 x 3.04)
With a window to the front aspect and a radiator.

Ensuite
With a window to the side aspect. Suite comprising low level WC, wash hand basin, panelled bath with hand held shower, separate shower, extractor fan, radiator and tiling to all splash prone areas.

Bedroom Two
10'8" x 9'11" (3.26 x 3.03)
With a window to the rear aspect, radiator and a built in wardrobes.

Shower Room
With two windows to the rear aspect. Suite comprising shower, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Landing
With a window to the front aspect and access to the eaves storage.

Bedroom Three
17'5" x 11'3" (5.32 x 3.45)
With dual aspect windows to the front and side aspects, radiator and storage in the eaves.

Bedroom Four
13'3" x 11'4" (4.05 x 3.47)
With dual aspect windows to the front and side, radiator and storage in the eaves.

Double Garage
18'4" x 17'11" (5.59 x 5.48)
With a window to the side aspect, up and over doors.

Outside
The property has a large driveway to the front with area of lawn, double garage with parking in front. The gardens surround the property being mainly laid to lawn with summerhouse, greenhouse and shed to one side.

Agents Note
Council Tax Band - E. Mains water, drainage, gas and electricity. The sellers contribute towards any repairs towards the track. The property is being sold with no onward chain.

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)

MAYFAIR
TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman