

30 LYEWATER

Crewkerne, TA18 8BB

Guide Price £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An exceptional two bedroom cottage situated within close proximity to the Town Centre and amenities. The property is full of character and has been renovated throughout to a high standard. In brief the accommodation comprises large sitting/dining room, kitchen, two bedrooms and a bathroom. To the rear an enclosed courtyard garden. An early viewing is advised with no onward chain.

Situation

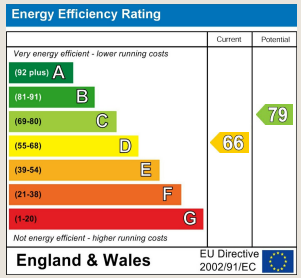
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

Council Tax Band:
Tenure: Freehold
EPC Rating: D













PROPERTY DESCRIPTION

Sitting/Dining Room

18'5" x 12'2" (5.63 x 3.72)
With two windows to the front aspect, window seat, wood burning stove, stairs to the first floor with storage cupboard under, radiator and flagstone flooring.

Kitchen

8'10" x 6'5" (2.71 x 1.96)
With a window to the side aspect and a door opening out into the courtyard. Newly 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. Space for fridge or washing machine. Radiator and modern splashbacks.

Landing

Storage cupboard. Doors into:

Bedroom One

10'2" x 8'5" (3.10 x 2.57)
With a window to the front aspect, newly fitted carpet and a radiator.

Bedroom Two

7'9" x 5'8" (2.38 x 1.75)
With a window to the front aspect, newly fitted carpet and a radiator.

Bathroom

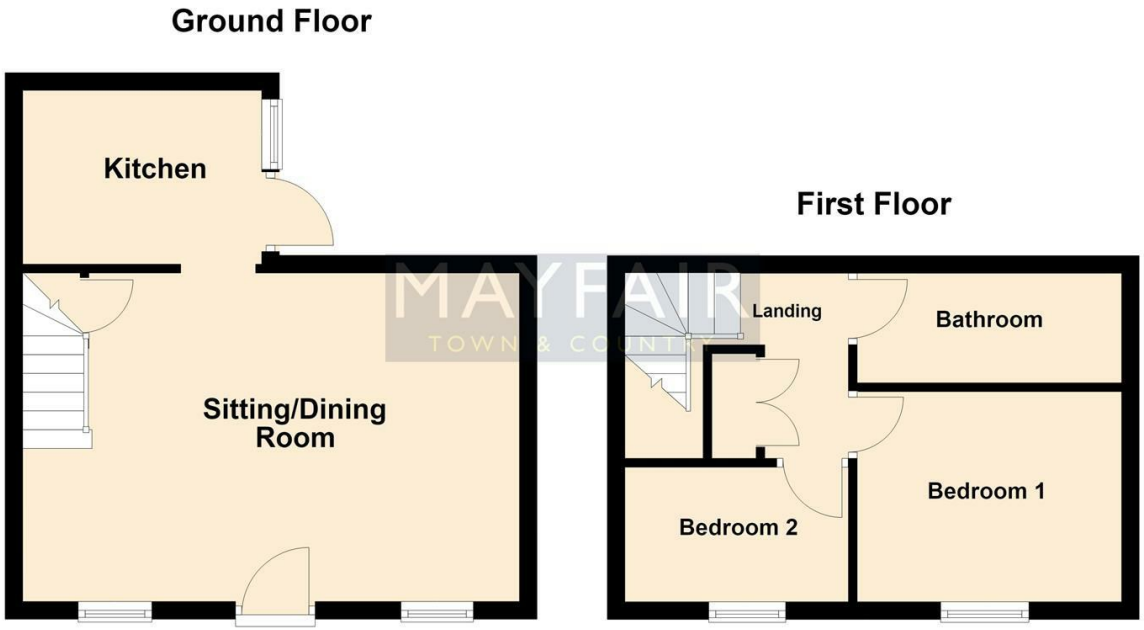
9'10" x 4'1" (3.00 x 1.25)
Velux window. New suite comprising P shaped bath with shower over, vanity unit with inset sink, low level W.C, heated towel rail, tiled flooring and modern splashbacks.

Outside

The property has a small gravelled area to the front with storm porch. The rear courtyard is laid to patio with outside tap.

Agents Note

The Council Tax is to be confirmed. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in June 2026. New windows and doors installed in 2026.





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)

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