



8 HERMITAGE STREET

Crewkerne, TA18 8ES

Price Guide £170,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises lobby area, sitting room, dining room, kitchen, two bedrooms and a bathroom. Outside there is an enclosed courtyard and a store.

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: D



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 85 |
| (69-80) C | |
| (55-68) D | 61 |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

PROPERTY DESCRIPTION

Sitting Room

14 × 12'4 (4.27m × 3.76m)

With a window to the front aspect, flagstone flooring, radiator, woodburning stove with stone surround, beams, under stairs cupboard, wall lights and an archway to dining room.

Dining Room

10.4 × 8 (3.05m. 1.22m × 2.44m)

With a window to the rear aspect, flagstone flooring, radiator and stairs rising to the first floor.

Kitchen

8'10 × 6'9 (2.69m × 2.06m)

With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, built-in electric oven and hob. Space for washing machine. Spotlights and an extractor fan.

Landing

Access to the loft.

Bedroom One

14'6 max × 9'10 (4.42m max × 3.00m)

With a window to the front aspect, radiator and a feature fireplace.

Bedroom Two

9'4 × 9'1 max (2.84m × 2.77m max)

With a window to rear aspect, radiator and a small cupboard.

Bathroom

9 × 6'9 (2.74m × 2.06m)

With windows to the rear aspect, bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

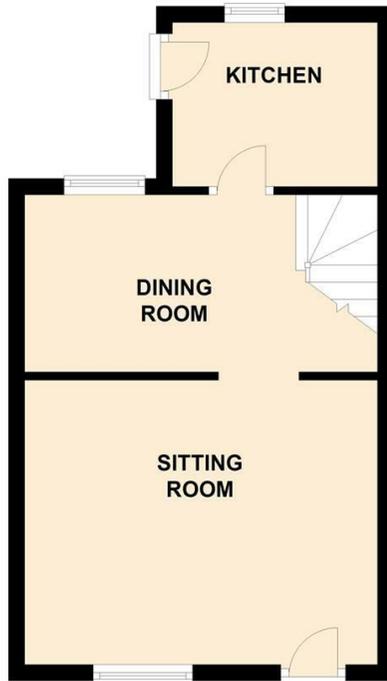
Rear Courtyard

To the rear the courtyard is enclosed, laid to patio for ease of maintenance and a store housing the gas central heating boiler.

Agents Note

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

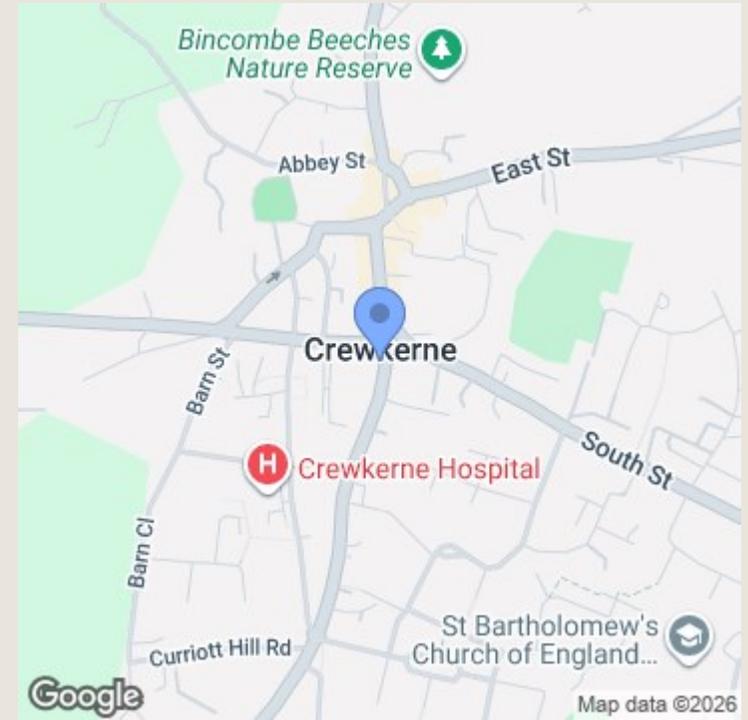
GROUND FLOOR



FIRST FLOOR



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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.
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