



**25 EAST STREET**

Crewkerne, TA18 7AG

**Price Guide £320,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A wonderful four bedroom semi-detached home situated within a short walk of the Town Centre and amenities. The property is spacious and split over three floors, in brief the accommodation comprises entrance hall, sitting room, dining room, kitchen and cloakroom. On the first floor three double bedrooms and a bathroom. On the second floor, the master bedroom, ensuite and a large walk-in store. The sellers have found an onward purchase.

## 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

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Hall

Window into the kitchen and a radiator.

## Sitting Room

14'11" max × 13'5" (4.55 max × 4.11)

With a window to the front aspect, wood-burning stove, television point and a radiator.

## Dining Room

10'11" × 10'11" (3.35 × 3.33)

With french doors to the rear aspect opening out into the garden, arch from the sitting room, feature fireplace and a radiator.

## Kitchen

14'4" × 12'1" max (4.39 × 3.70 max)

With a window to the front aspect. Velux window. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Ceramic double bowl sink/drain, Electric oven, hob and an extractor fan over, fridge/freezer. Space for washing machine and dishwasher. Exposed stone, two radiators and tiling to all splash prone areas.

## Cloakroom

With a window to the rear aspect, low level WC, wash hand basin with tiled splashbacks and a radiator.

## Inner Hall

Stairs rising to the first floor and a storage cupboard under.

## First Floor Landing

With a window to the side aspect, radiator and stairs rising to the second floor.

## Bedroom One

13'10" × 11'8" (4.24 × 3.56)

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

## Bedroom Two

9'10" × 8'7" (3.00 × 2.62)

With dual aspect windows to the front and side, built in wardrobe, original floorboards and a radiator.

## Bedroom Three

9'8" × 6'11" (2.95 × 2.11)

With a window to the rear aspect, radiator and a storage cupboard housing the combi-boiler.

## Bathroom

10'7" × 8'7" (3.23 × 2.62)

With a window to the rear aspect. Suite comprising freestanding roll top bath, shower cubicle, WC, wash hand basin, heated towel rail, storage cupboard, radiator and modern splashbacks.

## Second Floor Landing

Skylight window, large storage cupboard, eave storage with controls for the solar panels, beams, television point and a radiator.

## Master Bedroom

9'3" × 8'0" (2.82 × 2.46)

Skylight window, exposed beams and a radiator. Restricted head height.

## Ensuite

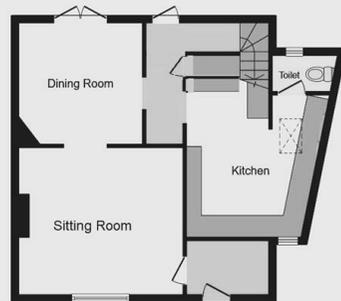
Skylight window. Suite comprising shower cubicle, WC, wash hand basin, exposed beams, radiator and tiling to all splash prone areas. Restricted head height.

## Outside

The front is enclosed by iron railings, shingle, mature shrubs and steps leading to the front door. The rear garden is a good size, decked seating area, shrubs, steps lead to a summerhouse with power connected and additional seating area. There is a brick store and shed with power connected and a gate gives access to an additional wildlife area previously an allotment to Bincombe Beeches Nature Reserve.

## Agents Note

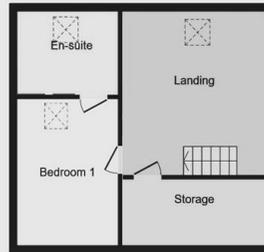
Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in July 2013, last serviced in July 2024. The property is in a conservation area. The solar panels were installed in 2015 and are owned outright.



Ground Floor

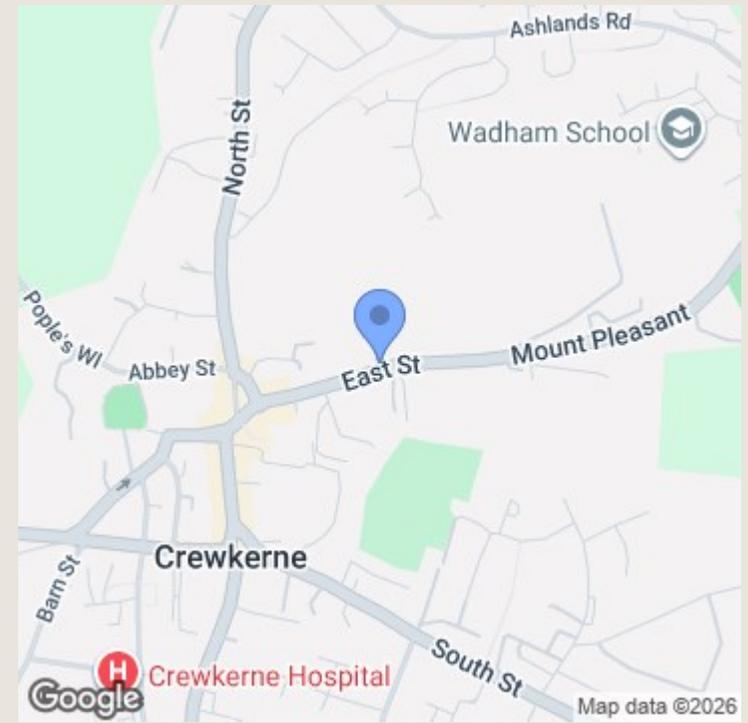


First Floor



Second Floor

Total floor area 158.2 sq.m. (1,703 sq.ft.) approx



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)

