



55 WEST STREET

Crewkerne, TA18 8AZ

Guide Price £150,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming character cottage located within a short walk of the town centre. The accommodation could benefit from updating and in brief comprises sitting room with open fireplace, dining area, kitchen, two bedrooms and a shower room. There is a rear courtyard with timber shed. Available with no chain.

Situation

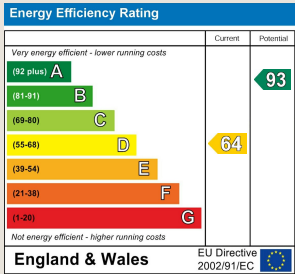
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Sitting Room

11'10" × 10'11" (3.61 × 3.33)

With a window to the front aspect, open fire with stone surround, television point and stairs rising to the first floor. Open into:

Dining Area

10'11" × 6'7" (3.33 × 2.01 (3.32 × 2.00))

Night storage heater and open doorway into:

Kitchen

8'11" × 7'3" (2.72 × 2.21)

With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, built-in oven and hob with extractor fan over, built-in washing machine, space for under counter fridge, wall heater, tiled floor and tiling to all splash prone areas.

First Floor

Airing cupboard housing the immersion tank and access to the loft.

Bedroom One

11'10" × 9'8" (3.61 × 2.95 (3.60 × 2.94))

With a window to the front aspect and an electric wall heater.

Bedroom Two

8'11" × 7'7" (2.72 × 2.31 (2.71 × 2.30))

With a window to the rear and an electric wall heater.

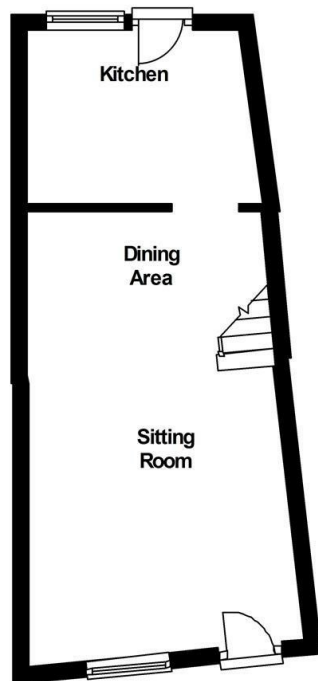
Shower Room

Suite comprising large shower cubicle, pedestal wash hand basin, low level W.C, shaver point, extractor fan, wood effect flooring and tiling to all splash prone areas.

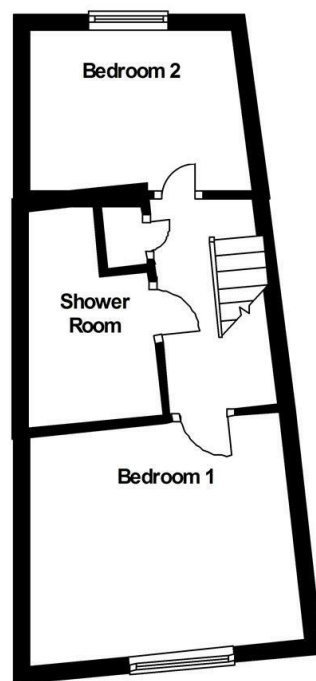
Outside

Enclosed courtyard with timber shed for storage.

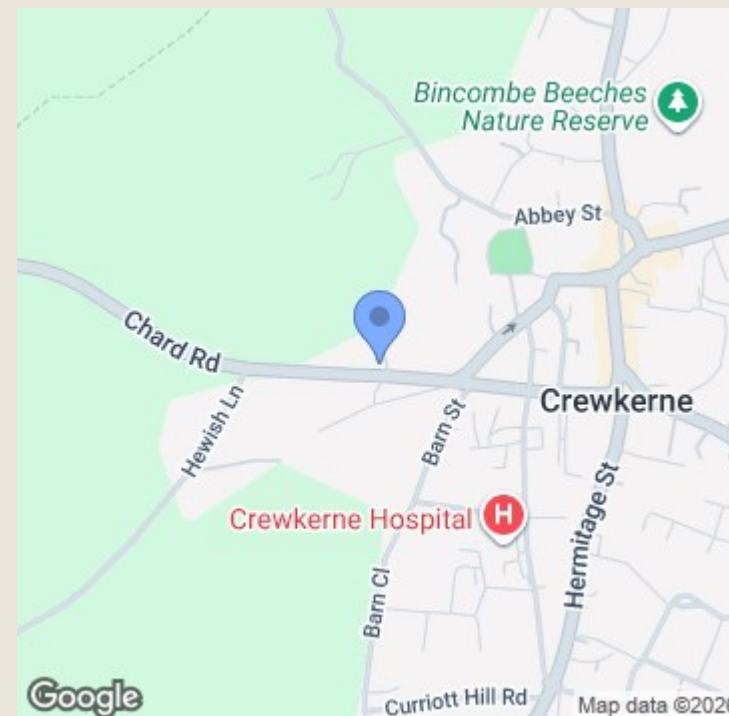
Ground Floor



First Floor



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 The Mobile Agent.



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

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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)

