



83 PARK VIEW

Crewkerne, TA18 8HT

Price Guide £200,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two double bedroom end terrace quietly located with views across Happy Valley. The property is conveniently situated within close proximity to Schools, Central convenience store and countryside walks. In brief the accommodation comprises entrance hall, sitting room, kitchen/breakfast room, conservatory, two double bedrooms and a bathroom. To the rear the garden is enclosed and gate to the parking area.

Situation

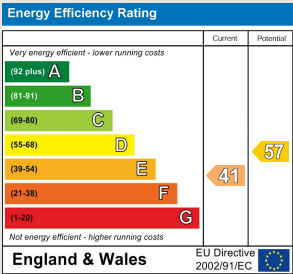
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Entrance Hall

Storage cupboard, stairs rising to the first floor and a door into:

Sitting Room

14'11" × 12'9" (4.55 × 3.91)

With a window to the front aspect over looking the park, multi-fuel stove, television point, spotlights and stairs rising to the first floor.

Kitchen/Breakfast Room

14'9" × 6'10" (4.52 × 2.10)

With two windows to the rear aspect and a door into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for electric cooker, dishwasher and fridge/freezer and tiling to all splash prone areas.

Conservatory

14'0" × 7'4" (4.29 × 2.24)

Built of uPVC construction, windows and doors opening out into the garden. Space for washing machine, tumble dryer and tiled flooring.

Landing

Access to the loft, airing cupboard and doors into:

Bedroom One

12'0" × 9'8" (3.68 × 2.97)

With a window to the front aspect, lovely views and built in wardrobes.

Bedroom Two

8'5" × 7'10" (2.57 × 2.41)

With a window to the rear aspect, built in wardrobe and an electric panel heater.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over,

low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Outside

To the rear the garden is enclosed, laid to lawn, shingle areas, side access and a gate to the rear leading to the parking area.

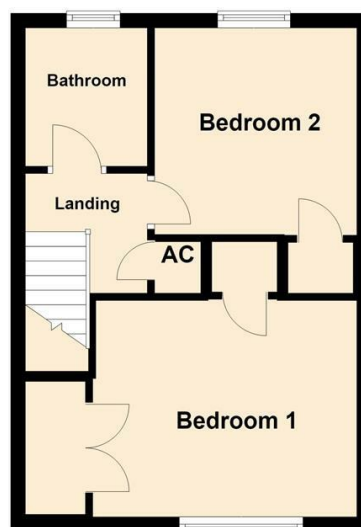
Agents Note

Council Tax Band - B. Mains water, drainage and electricity. The current owners rent a garage to the rear of the property.

Ground Floor



First Floor



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)

