18 HENLEY VIEW

Crewkerne, TA18 8JD

Price Guide £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious three bedroom end terrace home situated within close proximity to schools and a local shop with a post office. The accommodation in brief comprises porch, utility room, entrance hall, cloakroom, sitting room open plan into the dining room, kitchen, three bedrooms and a bathroom. To the rear the garden is enclosed, pedestrian side door into an outside store. No onward chain.

Situation

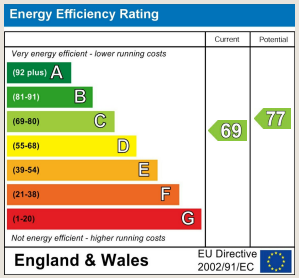
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

Somerset Council Council Tax Band: B
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Porch
Radiator and a door into:

Utility Room
6'11" x 3'11" (2.12 x 1.20)
Space for washing machine, tumble dryer, fridge/freezer and a wall mounted gas central heating boiler.

Inner Hall
Stairs rising to the first floor with a storage cupboard under, radiator and a large separate store.

Cloakroom
With a window to the front aspect. Suite comprising low level WC, wash hand basin with vanity storage and modern splashbacks.

Sitting Room
13'1" x 10'5" (4.01 x 3.20)
With a window to the front aspect, radiator and open plan into:

Dining Room
10'5" x 9'1" (3.20 x 2.79)
With a window to the side aspect radiator and open into:

Kitchen
9'10" x 9'2" (3.01 x 2.80)
With a window and door to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, hob, electric oven and an extractor fan over. Space for fridge/freezer and tiling to all splash prone areas.

Landing
Airing cupboard and access to the loft.

Bedroom One
11'3" x 10'7" (3.43 x 3.25)
With a window to the rear aspect and a radiator.

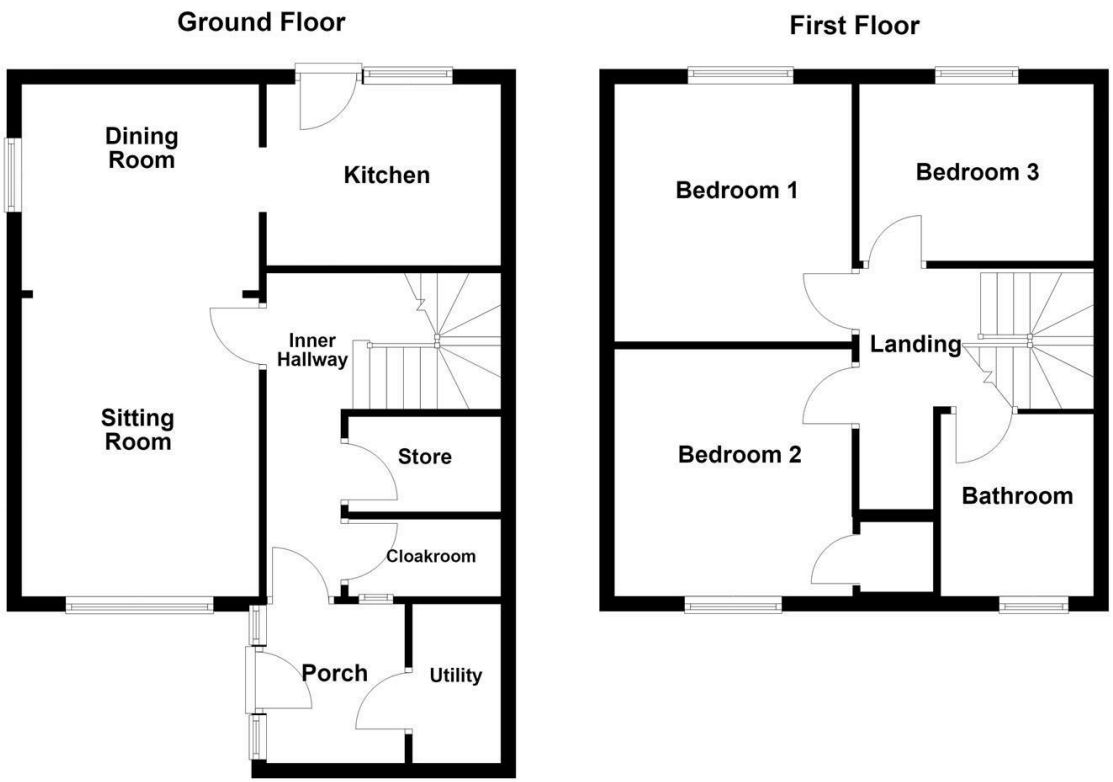
Bedroom Two
10'8" x 10'7" (3.26 x 3.24)
With a window to the front aspect, storage cupboard and a radiator.

Bedroom Three
9'10" x 8'7" (3.02 x 2.62)
With a window to the rear aspect and a radiator.

Bathroom
With a window to the front aspect. Suite comprising P-shaped bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside
To the front the garden is laid to lawn with a paved path to the front door. To the rear the garden is enclosed, laid to lawn and patio with a pedestrian door into a store room which gives side access also.

Agents Note
Council Tax Band - B. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in December 2019. The property is being sold with no onward chain.



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)

MAYFAIR
TOWN & COUNTRY