1 HENHAYES LANE

Somerset, TA18 7JJ

Price Guide £180,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented and characterful two double bedroom cottage situated in the heart of the Town Centre and amenities. The accommodation comprises porch, sitting room, kitchen, bathroom, lean to/utility area and two double bedrooms. To the front there is driveway parking for two cars, garden area and to the rear an enclosed courtyard. The property is ideally situated and is offered for sale with no onward chain.

Situation

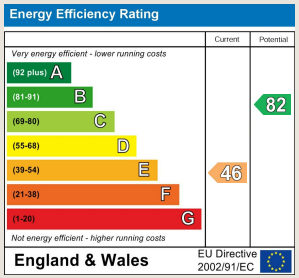
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

South Somerset Council Tax Band: B
Tenure: Freehold
EPC Rating: E



PROPERTY DESCRIPTION

Porch
Enter via a stable door, electric meters and a door into:

Sitting Room
13'2" max x 10'0" (4.01 max x 3.05)
With a window to the front aspect, window seat, shelved alcoves with exposed stonework, radiator and wall lights.

Kitchen
10'6" x 6'0" (3.20 x 1.83)
With a window to the rear aspect, Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated gas hob and electric oven, one and a half bowl sink/drainer, space for fridge/freezer, under stairs storage area and tiling to all splash prone areas.

Rear Lobby
Radiator and door into:

Lean To/Utility Area
10'3" x 5'4" (3.12 x 1.63)
With a window and door to the rear courtyard. Plumbing for washing machine.

Wet Room
With a window to the side aspect double glazed. Walk in shower, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Landing
Doors into:

Bedroom One
11'7" x 8'2" (3.53 x 2.49)
With a window to the front aspect double glazed, radiator.

Bedroom Two
10'1" x 8'0" (3.07 x 2.44)
With a window to the rear aspect double glazed. Radiator and an over stairs storage cupboard housing the gas central heater boiler.

Outside
To the front there is driveway parking and patio seating area. There is an enclosed courtyard to the rear.

Agents Note
Council Tax Band - B. Mains water, drainage, gas and electricity. 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)

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