



**13 BARN STREET**

Crewkerne, TA18 8BP

**Price Guide £200,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming two bedroom terrace cottage situated within a short walk of the Town Centre. The accommodation in brief comprises sitting room, kitchen and a lean to. Upstairs two bedrooms and a bathroom. There is a pleasant garden and on street parking.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Sitting Room

14'0" × 12'9" (4.27 × 3.89 (4.26 × 3.88))

With a window to the front aspect. Inglenook style fireplace with cast iron Elga wood burning stove, flagstone flooring, built in storage cupboards, television point and a window seat.

## Kitchen

9'9" × 7'11" (2.97 × 2.41)

Two openings to the rear aspect opening out into the sun room/lean to. Kitchen comprising storage units, Belfast sink, space for cooker, washing machine and an under counter fridge.

## Sun Room/Lean To

6'10" × 12'4" (2.08 × 3.76)

With a door to the rear aspect opening out onto the garden.

## Landing

Doors into:

## Bedroom One

11'6" × 9'9" (3.51 × 2.97)

With a window to the rear aspect. Built in wardrobe.

## Bedroom Two

12'9" × 6'11" (3.89 × 1.85)

With a window to the front aspect.

## Bathroom

Suite comprising panelled bath, low level WC, wash hand basin and an extractor fan.

## Outside

The rear garden is enclosed and laid to flower beds, shed and patio abutting the rear of the property.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. New Ecostrad electric heater installed in 2026. All windows have been replaced with double glazed Upvc in 2023.



SKETCH PLAN 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 PlanUp.



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)

