2 CHARLTON CLOSE

Crewkerne, TA18 8AT

Price Guide £295,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

An extended three/four bedroom end terrace home situated within close proximity to schools and countryside walks. The accommodation in brief comprises entrance hall, sitting room, kitchen/dining room, additional reception room/bedroom four, three first floor bedrooms and a bathroom. Outside there are gardens to the front and rear and a garage. Viewing advised with no onward chain.

Situation

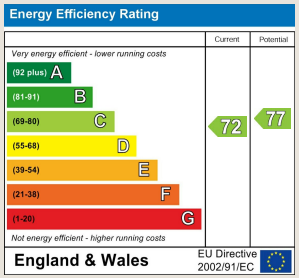
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

Council Tax Band:
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall
Radiator, stairs rising to the first floor with a storage cupboard under.

Sitting Room
11'7" x 11'3" (3.55 x 3.45)
With a window to the front aspect and two radiators. Television point and a fireplace (currently capped off.)

Kitchen/Dining Room
17'8" x 10'4" max (5.41 x 3.16 max)
With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, space for electric cooker, washing machine and fridge/freezer. Radiator and tiling to all splash prone areas.

Additional Reception Room/Bedroom Four
15'7" x 10'2" (4.75 x 3.10)
With a window to the front aspect and patio doors opening out into the garden. Television point and a radiator.

Landing
Radiator, airing cupboard and access to the loft.

Bedroom One
15'8" x 10'4" (4.78 x 3.16)
With a window to the rear aspect and a radiator.

Bedroom Two
15'7" x 10'2" (4.75 x 3.10)
With a window to the front aspect and a radiator.

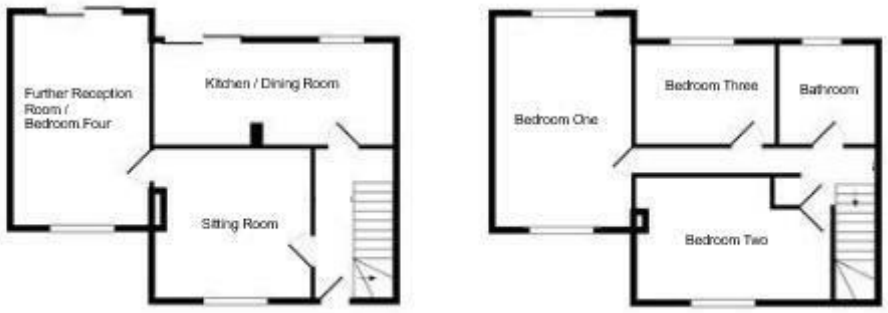
Bedroom Three
10'7" x 7'4" (3.24 x 2.26)
With a window to the rear aspect and a radiator.

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

Outside
To the front there is a paved path over the neighbouring gardens to a private front garden which is laid to lawn with flower borders. A useful tucked away storage area for bins and recycling and side access to the rear garden. To the rear the garden is enclosed by hedging, laid to lawn, shed, outside power point, outside tap and patio abutting the rear of the property.

Garage
16'8" x 9'1" (5.10 x 2.77)
Up and over door, light via power bank, loft storage area.

Agents Note
Council Tax Band – C. Mains water, drainage, gas and electricity. The neighbours share any costs to repair the shared paths and garage areas. The property is being sold with no onward chain.



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)

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