

3 MULBERRY GARDENS

Crewkerne, TA18 8EU

Price Guide £180,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached home situated in a popular cul-de-sac location. The accommodation in brief comprises large entrance porch with storage cupboard, entrance hall, kitchen, sitting/dining room, two bedrooms and a bathroom. Outside the gardens are to the front and side, driveway parking.

Situation

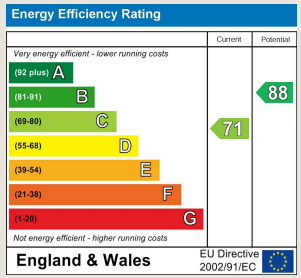
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Porch
Storage cupboard and a door into:

Entrance Hall
Radiator, spotlights and stairs rising to the first floor.

Kitchen
7'8" x 6'2" (2.36 x 1.88)
With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, space for washing machine, cooker and under counter fridge. Spotlights and tiling to all splash prone areas.

Sitting Room
12'11" x 10'9" (3.94 x 3.30)
With a window to the front aspect and a radiator.

Landing
Doors into:

Bedroom One
12'9" x 8'3" (3.91 x 2.54)
With a window to the front aspect and a radiator.

Bedroom Two
6'7" x 6'2" (2.03 x 1.88)
With a window to the side aspect and a radiator.

Bathroom
Suite comprising panelled bath with shower over, low level WC, wash hand basin , heated towel rail, extractor fan, spotlights and tiling to all splash prone areas.
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Outside
The garden is to the front and side, mainly laid to lawn, shed and ample driveway parking.

Agents note
Council Tax Band - B. Mains water, drainage, gas and electricity. EPC C.
New consumer unit updated 16/10/24

Crewkerne

Approximate Area = 546 sq ft / 50.7 sq m

For identification only - Not to scale





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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