



61 Monarch Road  
Crewkerne, TA18 8FB

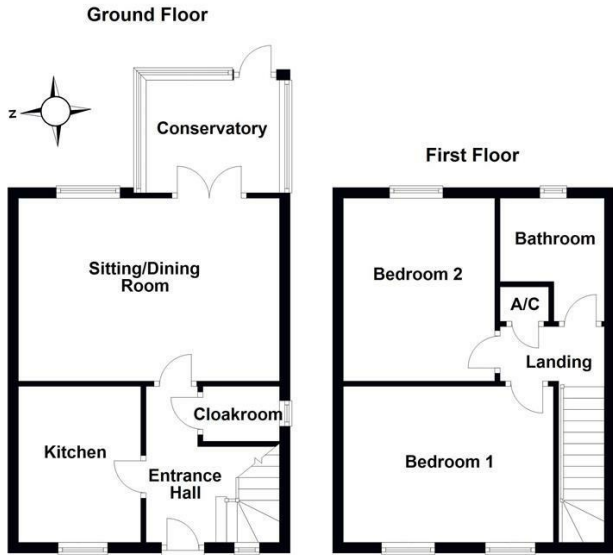
£1,050 PCM

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented two bedroom end of terrace home situated in this popular development within walking distance of the Train station. The property benefits from two allocated parking spaces (one in a car port) conservatory and an enclosed rear garden. The accommodation in brief comprises entrance hall, cloakroom, kitchen, sitting/dining room, conservatory, two double bedrooms and a bathroom. One small pet maybe considered. Mains water, drainage, electricity and gas. Broadband Speed FTTC download 1000 Mbps Upload up to 220 Mbps (subject to provider). Available late July

- Two Double Bedrooms
- End Of Terrace Home
- Car Port & Parking
- Cloakroom
- Popular Location
- Conservatory
- EPC B
- Deposit £1211



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.

Deposit: £1,211  
Furnishing: Unfurnished

### Local Authority

SSDC Council Tax Band: B

Tenure:

EPC Rating: C

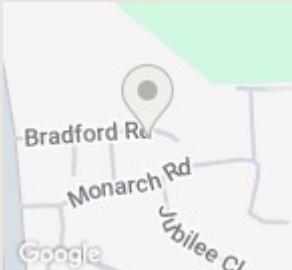


| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 79                       | 95        |

| Rating | Score Range |
|--------|-------------|
| A      | 92 plus     |
| B      | 81-91       |
| C      | 69-80       |
| D      | 55-68       |
| E      | 39-54       |
| F      | 21-38       |
| G      | 1-20        |

EU Directive 2002/91/EC



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

crewkeme@mayfairproperties.net

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: Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

