

12 ASHLANDS CLOSE

Crewkerne, TA18 7BD

Guide Price £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious three bedroom detached property situated in an enviable corner plot in a sought-after residential location on the Northern side of Crewkerne. The accommodation briefly comprises sitting room, dining area, kitchen, cloakroom/WC, 3 bedrooms, bathroom, shower room and an integral garage. To the front and rear are good-sized gardens. There is also a possibility of utilising the corner plot by way of extending the existing accommodation to one side (STPP). No onward chain.

Situation

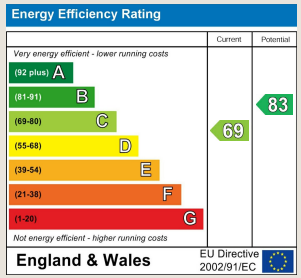
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

Somerset Council Council Tax Band: D
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hall
Door into:

Sitting Room
17'4" x 10'5" (5.28 x 3.18)
With dual aspect windows to the front and rear, two radiators. Stairs to first floor and archway into:

Dining Area
8'1" x 8'3" (2.46 x 2.51)
With a window to the front aspect and a radiator.

Cloakroom
With a window to the side aspect, WC and a wash hand basin with tiled splashbacks.

Kitchen
11'6" x 7'10" (3.51 x 2.39)
With a window to the side aspect and a door opening out into the garden. Fitted kitchen comprising a range of wall and base units, drawers and work surfaces over. 'Hotpoint' ceramic hob with cooker hood overhead, separate built-in 'Hotpoint' oven and grill. fridge/freezer and washing machine, 1 1/2 bowl stainless steel sink unit with extendable pillar tap and tiling to all splash prone areas.

Landing
With two windows to the rear aspect, radiator, built-in airing cupboard containing gas central heating boiler (installed November 2020.) Loft hatch, doors to

Bedroom One
9'11" x 6'7" (3.02 x 2.01)
With a window to the front aspect, fitted wardrobes with overhead storage and a radiator.

Bedroom Two
9'5" x 9'0" (2.87 x 2.74)
With a window to the front aspect and a radiator.

Bedroom Three
11'9" x 6'7" (3.58 x 2.01)
With a window to the front aspect, fitted wardrobes and a radiator.

Shower Room
Shower cubicle, hand basin, tiled floors and walls to ceiling height.

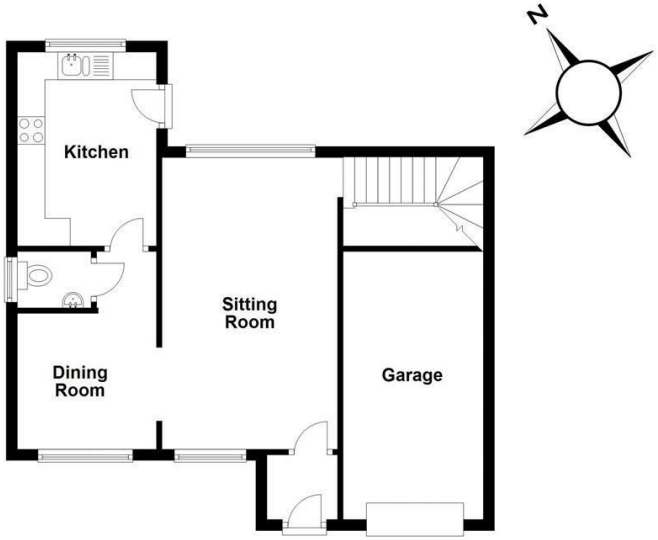
Bathroom
Panelled bath with overhead shower and screen, hand basin with cupboards underneath, heated ladder towel rail, fully tiled walls and vinyl flooring, downlighters, obscure uPVC double glazed window.

Outside
To the front there is a sloping drive with an adjacent lawn area which leads to the garage and main entrance door.

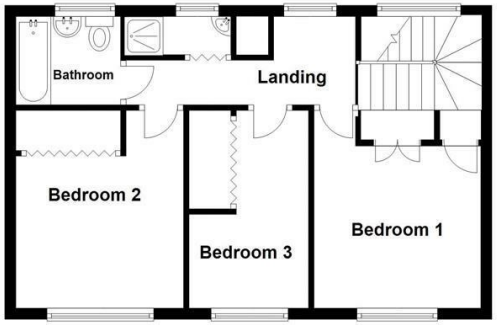
On one side there is a pedestrian access via a wrought-iron gate leading to the rear garden which comprises lawn and patio areas, various trees (including plumb and apple) and shrubs, fenced borders.

Garage
15'7" x 7'10" (4.75 x 2.39)
Up and over door, power and light connected.

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



Ground Floor



First Floor

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Plan produced using PlanUp.



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

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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:
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