



THE OLD BAKERY | LYE WATER

Crewkerne, TA18 8BB

Price Guide £330,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming four bedroom home situated in a central position in the heart of Crewkerne and benefits from gas central heating and a good size garage. The property is full of character with two fireplaces housing wood burning stoves, exposed beams and a basement with a workshop and WC. In brief the accommodation comprises entrance hall, kitchen, utility room, sitting room, dining room, boot room and a shower room. On the first floor four bedrooms, ensuite WC to the master and a family bathroom. The rear garden is fully enclosed with a decked terrace.

Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, 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.

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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Door with stairs down to the basement.

Kitchen/Breakfast Room

12'4" max x 12'3" max (3.76 max x 3.73 max)

With windows to the front and side aspects double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, space for cooker, dishwasher and tiling to all splash prone areas, radiator and views of the Church and distant hillside.

Dining Room

11'7" x 9'11" (3.53 x 3.02)

With a window to the front aspect double glazed. Feature fireplace with a small log burner and a radiator.

Sitting Room

20'2" x 16'11" max (6.15 x 5.18 max)

With a window to the side aspect and french doors opening out onto the garden. Fireplace with woodburning stove, radiator, television point and feature beams, stairs to the first floor.

Utility Room

With a window to the side aspect double glazed. Gas central heating boiler and plumbing for washing machine.

Rear Lobby

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

Shower Room

With a window to the rear aspect double glazed. Suite comprising shower cubicle, low level WC, wash hand basin and tiling to all splash prone areas. Built in drying frame over a radiator.

Landing

Bedroom One

With a window to the front aspect double glazed. Sitz bath with mixer taps, low level WC, wash hand basin, corner wardrobe and a radiator.

Bedroom Two

14'7" x 16'0" max (4.45 x 4.88 max (4.44 x 4.87))

With a window to the rear aspect over looking the garden and built in wardrobes.

Bedroom Three

12'8" x 10'11" (3.86 x 3.33)

With windows to the front and side aspects with views of Town and countryside and double glazing. Radiator.

Bedroom Four

9'6" max x 6'3" (2.90 max x 1.91 (2.89 x 1.90))

With a window to the front aspect double glazed. Radiator.

Bathroom

With a window to the front aspect double glazed. Suite comprising bath, low level WC, wash hand basin, access to the loft, radiator and tiling to all splash prone areas.

Outside

To the rear the garden is enclosed with pedestrian gate into Barn Street, timber decked seating area, lawn and patio area.

Garage

15'0" x 14'9" (4.57 x 4.50)

With an up and over door, light and power and an outside tap.

Basement Workshop

12'0" x 11'0" (3.66 x 3.35)

Stairs into the hallway of the house, outside door to the front, door to W.C, light and power connected. Open into:

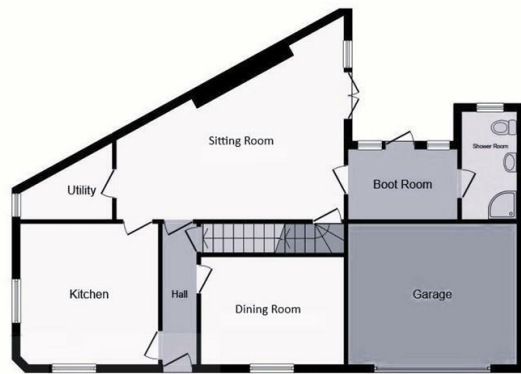
Basement Room

12'0" x 12'0" (3.66 x 3.66)

Light and power connected, currently decorated and lit as a moonlit forest glade.

Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The seller is aware of rising damp to one wall in the sitting room. The structural engineer noted historic movement in the property, we advise a buyer to carry out their own investigations.



Ground Floor



First Floor



Basement



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)

