



Mount Pleasant, Crewkerne TA18 7AH

welcome to

Mount Pleasant, Crewkerne

A fantastic opportunity to purchase this period semi-detached hamstone house. The property, which enjoys views across town and countryside, offers versatile spacious accommodation and would be a great project for someone looking for a super family home. Viewing recommended!



Ground Floor

Front Porch

Single glazed door to front. Side aspect single glazed windows.

Entrance Hall

Door to front. Front aspect double glazed window. Flagstone floor. Radiator.

Rear Hall

Door to side. Wooden floor.

Cloakroom

Rear aspect single glazed window. Fitted with a WC and wash hand basin. Part tiled.

Living Room

15' 11" x 11' max (4.85m x 3.35m max)
Front aspect single glazed window with shutters. Open fire. Wooden floor. TV point. Radiator.

Dining Room

18' 7" x 11' 9" max (5.66m x 3.58m max)
Rear aspect single glazed window with shutters. Under stairs cupboard. Flagstone floor and fitted carpet. Telephone point. Radiator.

Reception Room 3

24' x 10' 10" max (7.32m x 3.30m max)
Rear aspect single glazed window. Single glazed doors to front. Feature fireplace. Fitted carpet. Radiator.

Kitchen

12' 2" max x 8' 8" (3.71m max x 2.64m)
Two side aspect single glazed windows. Fitted base and wall units. Work surfaces incorporating a sink and drainer. Part tiled. Space for cooker and washing machine. Walk-in larder.

First Floor

Landing

Front aspect single glazed window. An ideal desk/office space. Two cupboards. Wooden floor. Radiator.

Bedroom 1

23' 5" max into bay x 11' 11" max (7.14m max into bay x 3.63m max)
Front aspect single glazed window. Under stairs cupboard. Fitted carpet. Radiator.

En Suite

Rear aspect single glazed window. Fitted with a shower cubicle and wash hand basin. Part tiled. Wooden floor.

Bedroom 2

12' 3" max into bay x 11' max (3.73m max into bay x 3.35m max)
Rear aspect single glazed window. Wash hand basin. Fitted carpet. Radiator.

Bedroom 3

12' 6" max into bay x 11' max (3.81m max into bay x 3.35m max)
Front aspect single glazed window. Feature fireplace. Wooden floor. Radiator.

Bathroom

Dual aspect room with single glazed windows to side and rear. Fitted with a suite comprising a panelled bath, vanity wash hand basin and WC. Part tiled. Door to utility.

Utility Room

12' 2" max x 8' 1" max (3.71m max x 2.46m max)
Rear aspect single glazed window. Sink. Boiler. Space and plumbing for washing machine. Radiator.

Second Floor

Loft Room 1

16' 11" x 14' 8" max (5.16m x 4.47m max)
Restricted head height. Front aspect single glazed window. Fitted carpet.

Loft Room 2

11' 9" x 8' 4" plus recess (3.58m x 2.54m plus recess)
Restricted head height. Access to loft. Rear aspect single glazed window. Wooden floor.

Outside

The front garden is mainly laid to lawn with mature shrubs, a particular feature is the far reaching views across town and countryside. At the rear of the house, there is a paved seating area with mature shrubs including a Wisteria believed to be around 150 years old.

Old Stables

20' 4" max x 10' 4" (6.20m max x 3.15m)
Front aspect single glazed window. Door to front. Rear gate and side access to the front.

Agents Note

The seller would like us to suggest that off road parking could be achieved by applying to your local council for permission and undertaking works by an approved contractor. Please contact the local authority for advice and guidance in this respect.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focallagent.com



view this property online fox-and-sons.co.uk/Property/CRK106269



welcome to

Mount Pleasant, Crewkerne

- Semi-Detached House
- Three Double Bedrooms And Two Loft Rooms
- Three Reception Rooms
- Master Bedroom En Suite
- Period Features Including Fireplaces And Flagstone Floors
- Veranda At Front Of House
- Rear Garden With Outbuilding

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£380,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106269



Property Ref:
CRK106269 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk