37 SEABOROUGH VIEW

Crewkerne, TA18 8JB

Offers Over £300,000

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PROPERTY DESCRIPTION

A well presented three bedroom semi-detached home situated in a popular cul-de-sac situated within close proximity to schools, shop and countryside walks. In brief the accommodation comprises porch, entrance hall, cloakroom, kitchen, large sitting/dining room, three bedrooms and a bathroom. Outside there is ample driveway parking leading to the garage/workshop and to the rear the garden is a lovely size.

Situation

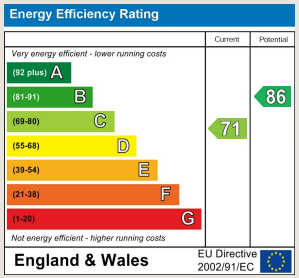
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

The Accommodation Comprises

Sliding uPVC double glazed entrance door to

Entrance Porch
Door to

Entrance Hall
Radiator, stairs to first floor, doors to

Cloakroom
Suite comprising low level WC, hand basin with vanity storage and tiling.

Sitting/Dining Area
17'10" x 15'7" into recess (5.46 x 4.75 into recess)
A well proportioned room with uPVC double glazed French doors with side screens to garden, radiator and an under stairs storage cupboard.

Kitchen
10'7" x 8'9" (3.23 x 2.67 (3.22 x 2.66))
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainer, hotpoint gas hob, electric oven and an extractor fan over. Space for fridge/freezer. Radiator and tiling to all splash prone areas. Door into:

Garage/Workshop
33'3" x 11'0" max (10.14 x 3.36 max)
Currently partly used as a useful Utility Area with space for washing machine and tumble dryer. Wall mounted 'Worcester' gas fired central heating boiler. Up and over door, uPVC double glazed window to one side and pedestrian door to the rear.

Landing
Radiator, loft hatch, airing cupboard with wall mounted electric heater, doors to

Bedroom One
12'9" x 9'8" (3.89 x 2.95 (3.88 x 2.94))
With a window to the front aspect, built in wardrobe and a radiator.

Bedroom Two
12'3" x 8'7" (3.73 x 2.62)
With a window to the rear aspect, built in wardrobe and a radiator.

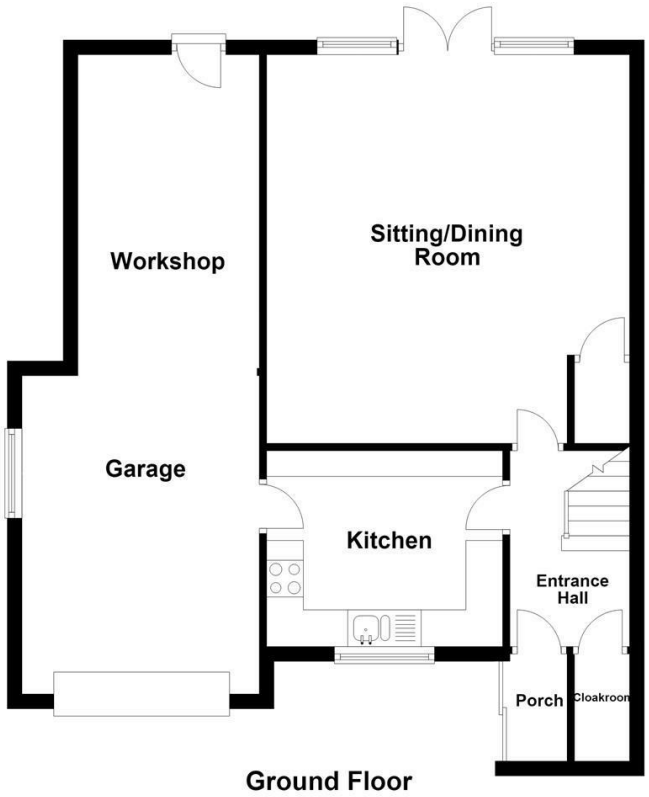
Bedroom Three
8'9" x 6'8" (2.67 x 2.03)
With a window to the rear aspect and a radiator.

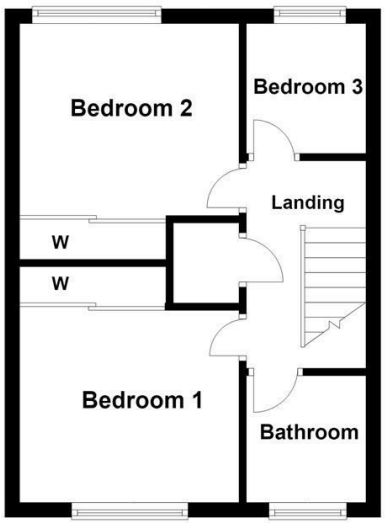
Bathroom
With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

Outside
To the front of the property there is a brick paved driveway providing off road parking with an adjoining lawn area which includes various flower beds.

To the rear is a good sized garden comprising of a lawn area with an adjoining patio, fenced borders, well stocked flower beds, a raised vegetable bed and a greenhouse. There is also a wooden pedestrian gate to a pathway which leads to the fields beyond.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. There is a planning proposal nearby to the rear of the property, please visit Somerset County Councils website for more information.





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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