



7 MONARCH ROAD

Crewkerne, TA18 8FB

Price Guide £220,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two double bedroom end terrace situated within a short walk of the train station and countryside walks. The accommodation in brief comprises entrance hall, kitchen, sitting/dining room, two double bedrooms and a bathroom. To the rear the garden is enclosed, steps lead to a pedestrian door into the garage with parking in front. The property has been a successful rental investment and is now being sold with no onward chain.

Situation

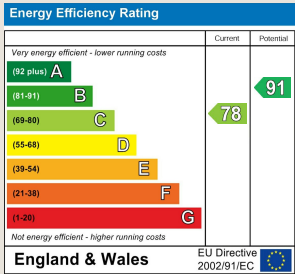
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Entrance Hall

With a window to the front aspect, radiator and stairs rising to the first floor with a storage cupboard under.

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashback and a radiator.

Kitchen

9'6" × 7'4" (2.90 × 2.25)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, electric oven and hob with a cooker hood over. Built in fridge and dishwasher, space for washing machine. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

Sitting Room

16'2" × 11'3" (4.94 × 3.43)

With a window to the rear aspect and french doors opening out into the garden. Coving and two radiators.

Landing

Access to the loft, airing cupboard and doors into:

Bedroom One

With two windows to the front aspect, built in wardrobes and a radiator.

Bedroom Two

With a window to the rear aspect, built in wardrobe and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Outside

The rear garden is a good size, mainly laid to lawn with a paved path. Steps lead to a pedestrian door to the garage and side gate leads to the parking area.

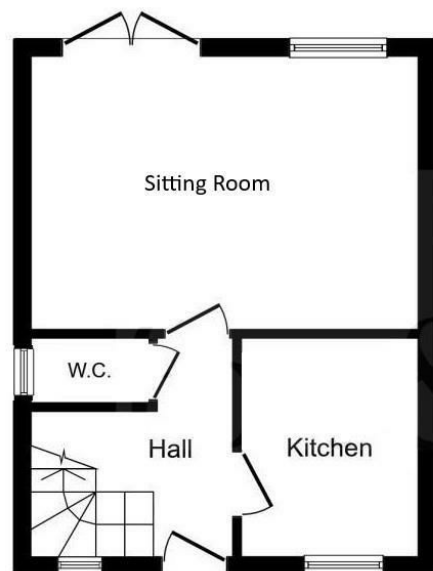
Garage

17'7" × 9'3" (5.38 × 2.83)

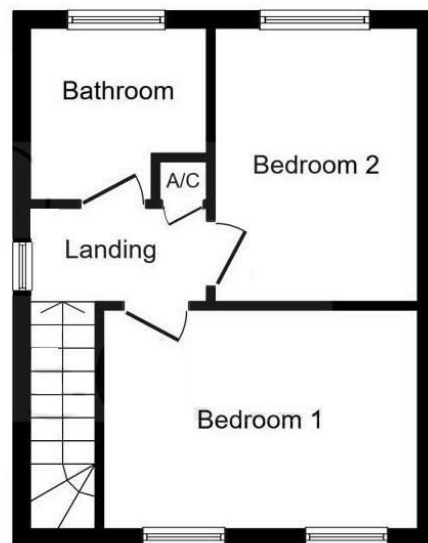
Up and over door, light and power connected, loft storage area, side door to garden.

Agents Note

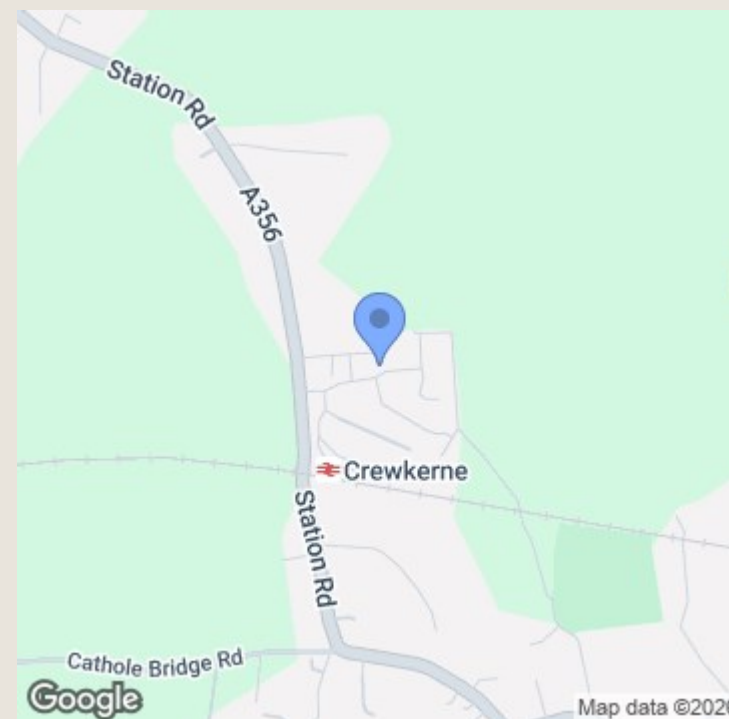
Council Tax Band - B. Mains water, drainage, gas and electricity. The property is freehold with an annual service charge payable to Old Mill Management company of £180 (2026/2027 charge) for the upkeep of the communal areas and the park. The property is being sold with no onward chain.



Ground Floor



First Floor



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)

