



FOR SALE

Henley View, Crewkerne, TA18 8JD

£230,000



ORCHARDS
ESTATES

Orchards Estates are delighted to bring to the market this well-presented two-bedroom semi-detached home, complete with off-road parking and a garage, situated within a popular and well-established residential area of Crewkerne. Offered for sale with no onward chain, this attractive property provides spacious and versatile accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors. The property is approached via a practical entrance porch, which benefits from power, lighting, and a useful storage cupboard. From here, you are welcomed into the entrance hall, featuring additional understairs storage and stairs rising to the first floor. The generous open-plan living and dining room offers a bright and sociable space for everyday living and entertaining, with sliding patio doors leading into the conservatory. The adjoining kitchen is fitted with a range of wall and base units, an electric oven, and a gas hob, providing a functional and well-designed workspace. The conservatory enjoys pleasant views over the rear garden and offers direct access outside. The enclosed garden is easy to maintain and features a raised timber decking area, perfect for outdoor dining and relaxation. A rear access door leads directly into the garage, which is equipped with an up-and-over door and fitted workbenches, making it ideal for storage, hobbies, or workshop use. On the first floor, the landing benefits from fresh carpeting and an additional storage cupboard. There are two generous double bedrooms, both enjoying a rear aspect and offering excellent proportions, with one bedroom recently fitted with new carpets. The bathroom is well-appointed with a bath and shower over, wash hand basin, and a large heated towel rail, while the WC is conveniently located in a separate adjoining room.



LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

Approach

The property can be found at the end of a cul-de-sac on Henley View.

Entry

Via UVPC double glazed door to porch. The porch benefits from a storage cupboard with lighting and power.

Hallway

With stairs to the first floor, storage understairs and door to;

Living/Dining Room

Double glazed French Style sliding doors to conservatory. Double glazed rear aspect window. Open doorway to;

Kitchen

Double glazed front aspect window, wall and base units, fitted gas hob, electric oven, space for washing machine, dishwasher and fridge freezer.

First Floor Landing

From the stairs, to the first floor landing, with an airing cupboard and entry doors to;

Bedroom One

Double glazed rear aspect window, wall sockets and radiator. New carpets installed.

Bedroom Two

Double glazed rear aspect window, wall sockets and radiator.

Bathroom

Double glazed obscure side aspect window, fitted with bath with shower over; hand wash basin and large heated towel rail. The W/C is separated from the main bathroom.

Garden and Garage

Garden is mainly laid to lawn with a small slabbed patio on entry to the garden and a small wood decking to the rear of the garden. The garage benefits from an up and over door, a rear door for access and is fitted with work benches.



Material Information

- EPC – C
- Council Tax Band - B
- Double Glazed Property
- No Onward Chain
- Off Road Parking with Garage
- Mains Gas, Electric, Water and Drainage
- Loft with lighting, not boarded or ladder.
- Broadband - Superfast Broadband - 80mbps via Ofcom
- Flood Zone 1 - The property has very low risk of flooding from rivers and sea

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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