



44 BEECHWOOD DRIVE

Crewkerne, TA18 7BY

Price Guide £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented and spacious three bedroom detached bungalow situated in a popular cul-de-sac, located within a short walk to Bincombe nature reserve. In brief the accommodation comprises porch, entrance hall, kitchen, utility room, sitting room, dining room and a conservatory. Three bedrooms with an ensuite to the master and a family bathroom. Outside the rear garden is enclosed and ample driveway parking leads to the double garage. One to view.



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.

Local Authority

Somerset Council Council Tax Band: F
 Tenure: Freehold
 EPC Rating: C



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

PROPERTY DESCRIPTION

Porch

With a window to the front aspect and a door into:

Entrance Hall

Storage cupboard, airing cupboard, loft access, radiator and doors into:

Kitchen/Breakfast Room

13'10" × 13'7" (4.22 × 4.16)

With a window to the rear aspect and a door into the utility room. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, integrated double oven, further oven and hob and fridge/freezer. Spotlights, radiator and tiling to all splash prone areas.

Utility Room

With a window to the side aspect. A range of storage cupboards, stainless steel sink/drain, space for washing machine, wall mounted gas central heating boiler and tiling to all splash prone areas.

Sitting Room

15'9" × 14'7" (4.82 × 4.45)

With dual aspect windows to the side and rear aspects. Feature stone fireplace surround with electric fire and gas point, two radiators, and an arch into:

Dining Room

15'9" × 8'11" (4.82 × 2.74)

With a door into the kitchen and patio doors opening into the conservatory and a radiator.

Conservatory

12'8" × 12'1" (3.88 × 3.70)

Built of uPVC constructions, windows and french doors opening out into the garden. Radiator and tiled flooring.

Master Bedroom

16'4" × 10'4" (4.99 × 3.15)

With a window to the front aspect, built in wardrobes to one wall and a radiator.

Ensuite

With a window to the front aspect. Suite comprising large shower cubicle, low level WC, wash hand basin, radiator, spotlights, and tiling to all splash prone areas.

Bedroom Two

13'8" × 9'3" (4.19 × 2.83)

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

Bedroom Three

8'5" × 7'11" (2.59 × 2.43)

With a window to the side aspect, built in wardrobes and a radiator.

Bathroom

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

Outside

The rear garden is fully enclosed, offers a good degree of privacy, mainly laid to lawn, two useful store sheds, flower borders and patio abutting the rear of the property. Covered door from the utility room into the garage.

Double Garage

20'6" × 18'5" (6.26 × 5.62)

Electric up and over door, pedestrian door to the side, window, light and power, loft storage.

Agents Note

Council Tax Band - F. Mains water, drainage, gas and electricity.







Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft
Double Garage = 35.0 sq m / 377 sq ft
Total = 170 sq m / 1830 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

