

18 BROADSHARD

Crewkerne, TA18 7NF

Price Guide £235,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious and extended two double bedroom cottage situated on the outskirts of Crewkerne with far reaching views to the front. The accommodation in brief comprises entrance hall, cloakroom, open plan sitting/dining room, large kitchen/breakfast room, two bedrooms and a bathroom. To the rear the garden is a generous size. Internal viewing advised.

Situation

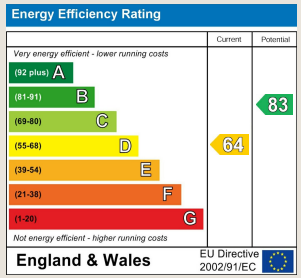
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Hall
Radiator, stairs rising to the first floor and a door into:

Cloakroom
Suite comprising low level WC and a wash hand basin with tiled splashbacks.

Sitting/Dining Room

23'1" x 12'11" (7.04 x 3.96)
With a window to the front aspect, multi-fuel burner and two radiators.

Kitchen/Breakfast Room

16'11" x 14'2" (5.18 x 4.32)
With a window to the rear aspect, velux windows and french doors opening out into the garden. Large fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated freezer, double oven, gas hob and an extractor fan over. Space for washing machine, dishwasher and under counter fridge. Beams, spotlights, tiled floor, radiator and tiling to all splash prone areas.

Landing
Access to the loft and doors into:

Bedroom One

13'4" x 10'0" (4.07 x 3.06)
With two windows to the front aspect, radiator, feature fireplace, wooden flooring and a walk in wardrobes with a window to the front.

Bedroom Two

12'5" x 9'2" (3.81 x 2.80)
With a window to the rear aspect, built in wardrobe, picture rail, wooden flooring and a radiator.

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

Outside
To the front there is steps to a lawned area and a paved path to the front door. To the rear the garden is a good size, mainly laid to lawn, mature shrubs, flower borders, pleasant seating area and patio abutting the rear of the property. There is a gate at the end of the garden providing pedestrian access.

Agents Note
Council Tax Band – B. Mains water, drainage, gas and electricity. There is no allocated parking however, the neighbours have an agreement that each owner parks one car outside their own property. The boiler was last serviced in September 2025. The electrics were last tested in 2023.





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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