



17 BROADSHARD

Crewkerne, TA18 7NE

Informal Tender £80,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

All best and final bids to be submitted to Jo Edwards by 12 noon on Tuesday 15th September to Jo.edwards@mayfairproperties.net

A one bedroom end terrace cottage situated on the outskirts of Crewkerne. The property requires refurbishment throughout, has great potential to extend (STPP) and is offered for sale with no onward chain. In brief the accommodation comprises porch, entrance hall, kitchen, sitting room, rear lobby and an outside toilet. On the first floor one bedroom and a bathroom.

Please call the office for viewing days and times.

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:

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		
England & Wales		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Porch

Door into:

Entrance Hall

Under stairs storage cupboard, open to the kitchen, radiator and a door into the sitting room.

Sitting Room

12'2" × 12'0" (3.73 × 3.68)

With two windows to the front aspect and a radiator. Stairs rising to the first floor.

Kitchen

8'4" × 5'10" (2.55 × 1.79)

With a window to the front aspect. Stainless steel sink/drainers, storage cupboard and space for cooker.

Rear Lobby

Single door to the side opening out into the garden.

Landing

With a window to the front aspect and a storage cupboard housing the gas central heating boiler.

Bedroom

12'8" × 8'0" (3.87 × 2.44)

With dual aspect windows to the front and rear.

Bathroom

With a window to the rear aspect. Suite comprising bath, low level WC and a radiator.

Store (Old Outside Toilet)

Brick built and a window.

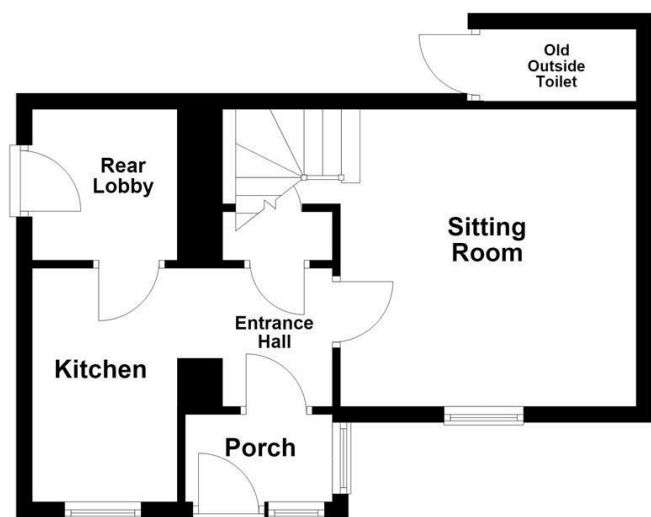
Outside

Gardens wrap to three sides of the property and are mainly laid to lawn. Brick Store.

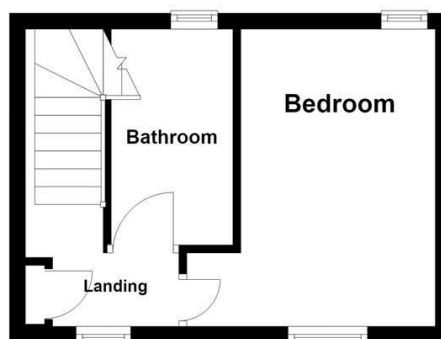
Agents Note

Council Tax Band - B. The property is being sold by a Solicitor on behalf of their client, not all material information is known, if you have any specific questions please contact the office. There is a requirement by the sellers Solicitor that the transaction is to exchange and complete on the same day.

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)

