



Symonds  
& Sampson

21

Monarch Road, Crewkerne, Somerset

# 21

Monarch Road  
Crewkerne  
Somerset TA18 8FB

A three-bedroom semi-detached house located on the outskirts of Crewkerne, within walking distance of the train station.



- Semi-detached
- Three bedrooms
- Spacious reception room
  - Conservatory
  - Enclosed garden
  - Driveway parking
- Walking distance of train station
- No onward chain

Guide Price **£240,000**

Freehold

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## INTRODUCTION

Modern three-bedroom semi-detached home, built in 2013. This spacious family property is located in a quiet residential area and offers two double bedrooms, one single bedroom, two reception rooms, and a generous kitchen. To the rear is a low-maintenance enclosed garden, with adjacent parking for two cars. Offered with no onward chain. Early viewing is highly recommended.

## THE PROPERTY

The property is entered via a composite partially glazed door, opening into a welcoming hallway with stairs rising to the first floor and access to all principal rooms. To the left is a spacious sitting room with carpeted flooring and French doors leading into a sizeable uPVC conservatory, complete with tiled flooring and further French doors opening onto the garden. Off the hallway is a modern cloakroom with WC and wash hand basin.

The kitchen is fitted with a range of white base and wall units, complemented by a grey speckled straight-edge worktop. There is space for a freestanding cooker, washing machine, and tall fridge-freezer. A useful walk-in storage cupboard and a single door provide additional access to the garden.

Upstairs, the accommodation comprises two double bedrooms to the front aspect and a single bedroom to the rear. The family bathroom is fitted with a white suite, including WC, wash hand basin, and a bath with shower over.

## OUTSIDE

On the front of the property is a driveway providing parking for two vehicles, alongside a low-maintenance gravel garden.

To the rear is a sunny, low-maintenance garden with a planted border, a terrace ideal for outdoor seating, and a sizeable wooden storage shed with power.

## SITUATION

Crewkerne is well known for its arts, antiques, book shops and tea rooms. Combined with traditional pubs, a range of shopping facilities, churches, a library, numerous schools, a health centre, hospital, gym with aqua centre as well as three supermarkets and numerous attractions. All combined makes a wonderful place to reside. There is a frequent bus service to neighbouring towns and there is a main line railway station from Exeter to London (Waterloo).

## DIRECTIONS

What3words ///packet.sits.knowledge

## SERVICES

All mains services are connected.  
Gas-fired central heating.

Standard, superfast and ultrafast broadband is available  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone  
There is mobile phone coverage in the area, please refer to Ofcom's website for more details.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## LOCAL AUTHORITY

Somerset Council - [Somerset.gov.uk](https://www.somerset.gov.uk)  
Council tax band : C

## MATERIAL INFORMATION

At the time of launching the property to the market there were no planning applications which we believe to be effecting the property.

There are various covenants on the title however the vendor has stated they have not effected them under their ownership.

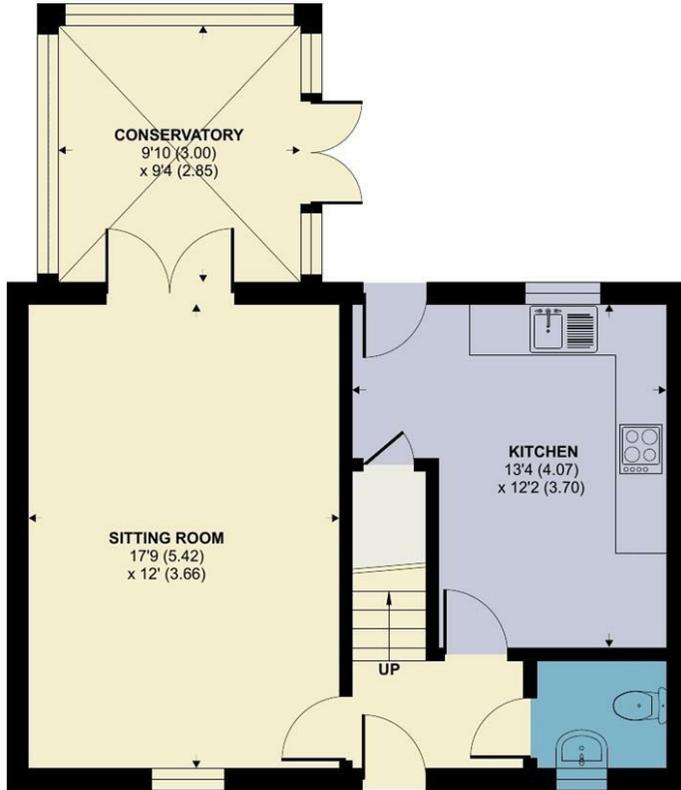
This property is subject to a service charge of £180 per annum. Please ask for further information.



# Monarch Road, Crewkerne

Approximate Area = 976 sq ft / 90.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1346098



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	78	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



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