



Combes Edge Easthams Road, Crewkerne TA18 7AQ

welcome to

Combes Edge Easthams Road, Crewkerne

Chain Free Detached Three-Bedroom Bungalow on a Generous South-Facing Plot with Countryside Views, Double Garage and Ample Parking



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Dining Hall

A welcoming and spacious central hallway providing access to the principal accommodation. Offering ample space for furniture and displaying a light and airy feel, the hall creates an excellent first impression and serves as the heart of the home.

Sitting Room

A generously proportioned south-facing reception room enjoying excellent natural light. The room provides ample space for both seating and entertaining.

Garden Room

A bright and versatile addition to the home, enjoying pleasant views over the gardens. Large windows maximise natural light, making this an ideal space for relaxing, reading, or enjoying a morning coffee throughout the seasons.

Kitchen/Breakfast Room

A well-appointed and stylish kitchen fitted with an extensive range of cream-fronted wall and base units complemented by contrasting workshops. Integrated appliances and ample preparation space make this a practical and sociable room. A large window overlooks the front garden and driveway, allowing plenty of natural light to flood the room.

Utility Room

Located adjacent to the kitchen, the utility room provides additional storage, appliance space and work surfaces, helping keep the main kitchen organised and clutter-free. Doorways lead to the boot room and cloakroom.

Boot Room

A practical everyday entrance ideal for muddy boots, coats and outdoor equipment. Providing useful additional storage and direct access to the garden, this room is particularly suited to those enjoying outdoor pursuits or gardening.

Cloakroom

Conveniently positioned off the utility area and fitted with a low-level WC, washing machine and wash hand basin.

Principal Bedroom

A spacious double bedroom enjoying views over the garden. Benefitting from built-in storage and a private en-suite shower room, providing comfortable and well-appointed accommodation.

En-Suite Shower Room

Fitted with a contemporary suite comprising shower enclosure, wash hand basin and WC. Finished in a modern style with attractive tiling throughout.

Bedroom Two

A generous double bedroom positioned to the front of the property, offering ample space for bedroom furniture and enjoying a pleasant outlook.

Bedroom Three

A versatile third bedroom which could equally serve as a home office, dressing room or hobby room depending upon individual requirements.

Family Bathroom

A beautifully presented contemporary bathroom fitted with a modern white suite comprising panelled bath with glazed shower screen and shower over, vanity wash hand basin, and concealed cistern WC. Finished with stylish wall tiling, underfloor heating, a heated towel rail and a bright, modern feel, creating a luxurious and comfortable space for everyday living.

Outside

One of the property's most notable features is its delightful garden and elevated outlook. The beautifully maintained gardens are predominantly laid to lawn with well-stocked borders, mature shrubs and established planting, creating a colourful and private setting throughout the year. Positioned to take full advantage of the surrounding countryside, the garden enjoys far-reaching views across the neighbouring landscape, providing a wonderful backdrop for outdoor relaxation and entertaining.

To the front, a generous driveway provides extensive off-road parking for multiple vehicles and leads to the substantial detached garage further benefitting from an electric vehicle smart charging point.

Detached Garage

A particularly impressive detached garage offering excellent space for vehicle storage, a workshop or hobby area. Complemented by the large driveway, the property is ideally suited to buyers requiring ample parking for cars, motorhomes or visiting guests. Further benefitting from an electric vehicle



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Combes Edge Easthams Road, Crewkerne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain Free Three Bed Detached bungalow
- Substantial Driveway for up to 6 cars and Detached Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

guide price

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRK106922 - 0003

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fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk