



**16 THOMSON DRIVE**

Crewkerne, TA18 8AQ

**Price Guide £315,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An excellent opportunity to purchase this extended and flexible three/four bedroom home, with lovely gardens and within walking distance of the local schools. The accommodation in brief comprises entrance hall, sitting room, dining room, kitchen, utility, shower room and a further reception room/bedroom four (potential for annexe/Airbnb). Upstairs three bedrooms and a shower room. To the front and side there is ample driveway parking and to the rear, a good size garden with ample storage, units, workshop and shed.

## 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: C  
 Tenure: Freehold  
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Hall

With a window pane to the front aspect double glazed. Radiator, storage cupboard and stairs rising to the first floor.

## Sitting Room

14'9" max × 11'4" (4.50 max × 3.45)

With a bay window to the front aspect double glazed. Radiator, coving and an electric fire.

## Dining Room

17'4" × 9'9" (5.28 × 2.97)

With a window to the side aspect double glazed and french doors opening out onto the garden. Two radiators and coving.

## Kitchen

10'8" × 7'7" (3.25 × 2.31)

With a window to the rear aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated electric double oven and hob with extractor fan over. One and a half bowl stainless steel sink/drainers, radiator, larder cupboard and tiling to all splash prone areas.

## Utility Room

15'3" × 9'3" max (4.65 × 2.82 max)

With a window to the front aspect double glazed and a door opening out into the garden. Wall units, space for fridge/freezer, washing machine, dishwasher, freezer, Belfast style sink, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Wet Room

5'7" max × 10'3" (1.70 max × 3.12)

With a window to the rear aspect double glazed. Suite comprising wet room with electric shower, low level WC, wash hand basin, dimplex heater, heated towel rail, light/shaver point and tiling to all splash prone areas.

## Reception Room/Bedroom Four

16'10" × 7'8" (5.14 × 2.35)

With dual aspect windows to the front and rear, radiator and a cooker point.

## Landing

With a window to the side aspect double glazed. Radiator, storage cupboard and access to the loft.

## Bedroom One

11'5" × 9'2" (3.48 × 2.79)

With a window to the front aspect double glazed. Radiator and coving.

## Bedroom Two

12'4" × 8'0" (3.76 × 2.44)

With a window to the rear aspect double glazed. Radiator, coving and a built in wardrobe.

## Bedroom Three

8'5" × 8'2" (2.57 × 2.49)

With a window to the front aspect double glazed. Radiator, coving and a built in wardrobe.

## Shower Room

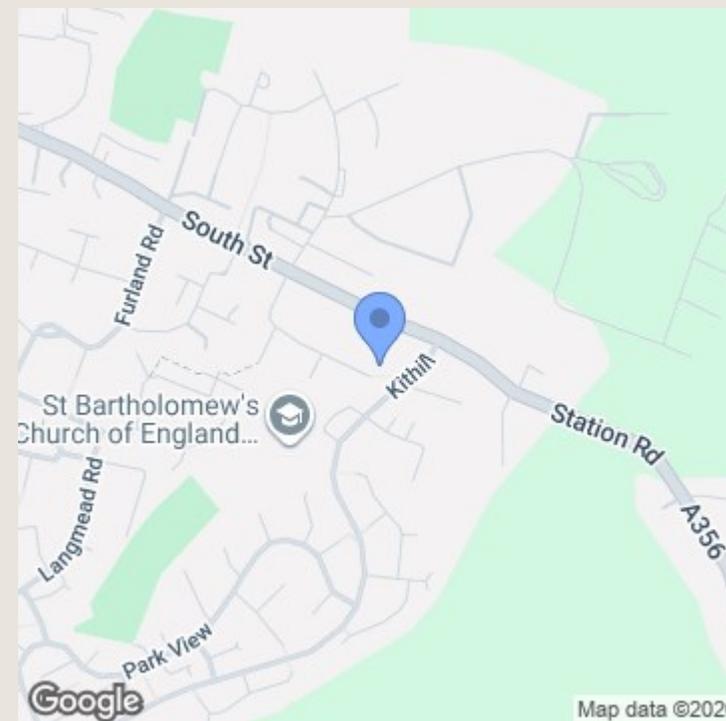
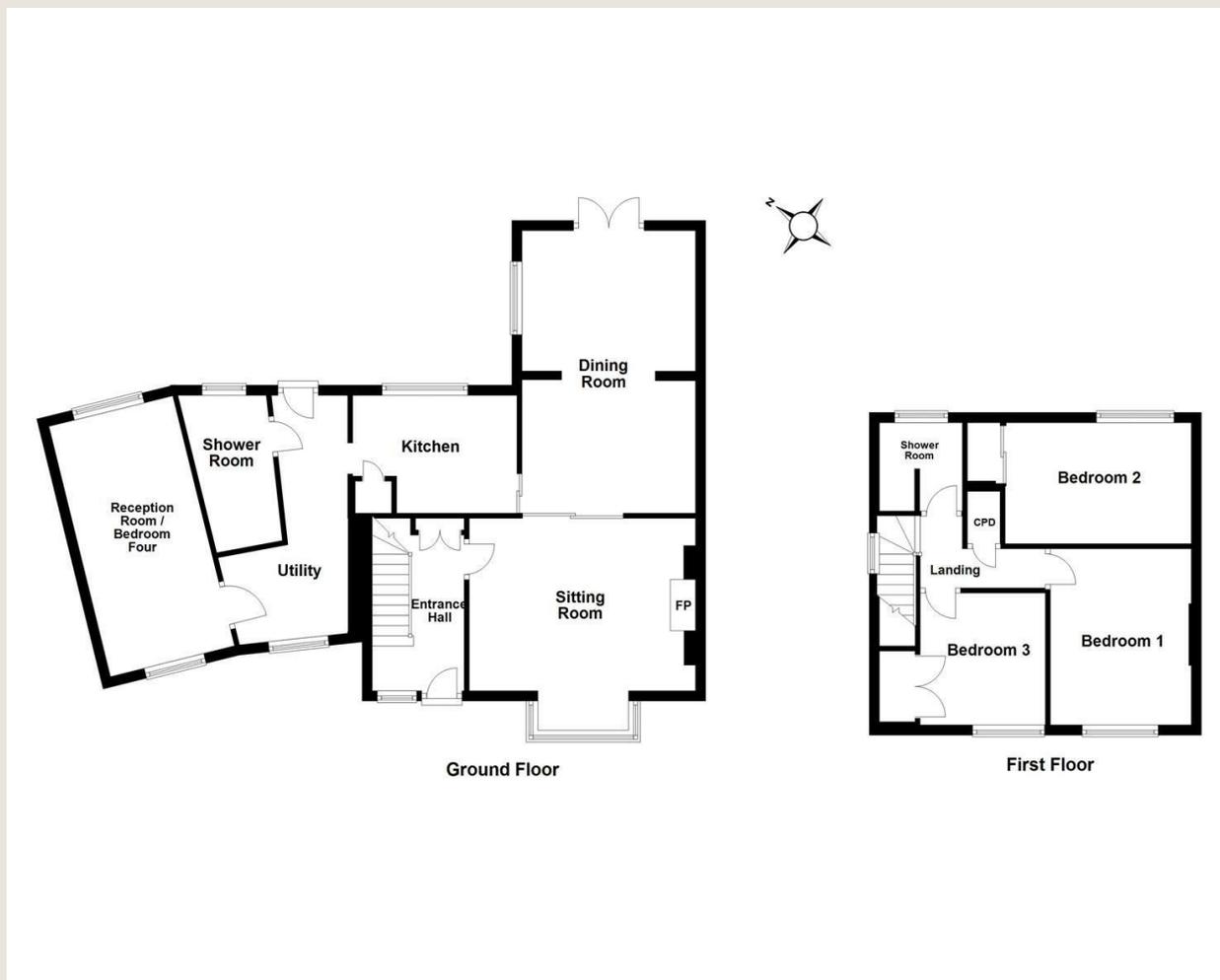
With a window to the rear aspect double glazed. Suite comprising walk in shower, low level WC, wash hand basin with vanity storage and tiling to all splash prone areas.

## Outside

To the front there is a lawned area with flower borders and ample driveway parking. Gates provide side access into the rear garden which is a lovely size, offers additional parking, various timber stores, workshop and shed, areas of lawn, paved pathways and patio.

## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The garage was converted in 2024.



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

**01460 74200**

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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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

