



43 OAK DRIVE

Crewkerne, TA18 7DN

Price Guide £335,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three double bedroom detached home situated in the popular middle hill development. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room and kitchen. Upstairs, three bedrooms, ensuite to the master and a family bathroom. Outside the garden is low maintenance, a garage and a parking space in front. The property is being offered for sale with no onward chain.

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: D

Tenure: Freehold

EPC Rating: C



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 82 |
| (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

Entrance Hall

Radiator, storage cupboard and stairs rising to the first floor.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin, radiator, tiled flooring and tiling to all splash prone areas.

Sitting Room

13'1" x 13'1" (4.01 x 4.01)

With French doors opening out into the garden, spotlights and a radiator.

Dining Room

13'1" max x 9'6" (4.01 max x 2.91)

With a window to the side aspect, radiator and an under stairs storage cupboard.

Kitchen

9'4" x 9'3" (2.85 x 2.84)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and granite work surfaces over. Sink/drainage, electric oven, hob, microwave, dishwasher, washing machine, fridge/freezer and a larder cupboard. Wall mounted gas central heating boiler, spotlights, radiator and modern splashbacks.

Landing

With a window to the side aspect, radiator and an airing cupboard housing the immersion tank.

Master Bedroom

11'6" x 9'4" (3.53 x 2.86)

With a window to the front aspect, radiator and a built in wardrobe.

Ensuite

With a window to the front aspect. Suite comprising large shower, low level

WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Bedroom Two

10'4" x 9'5" (3.17 x 2.88)

With a window to the side aspect and a radiator.

Bedroom Three

9'5" x 9'4" (2.88 x 2.85)

With a window to the side aspect, radiator and a built in cupboard.

Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail, tiled floor and walls.

Outside

The rear garden is fully enclosed, Raised AstroTurf area with patio abutting the rear of the property, side access and storage with a pedestrian door into the garage.

Garage

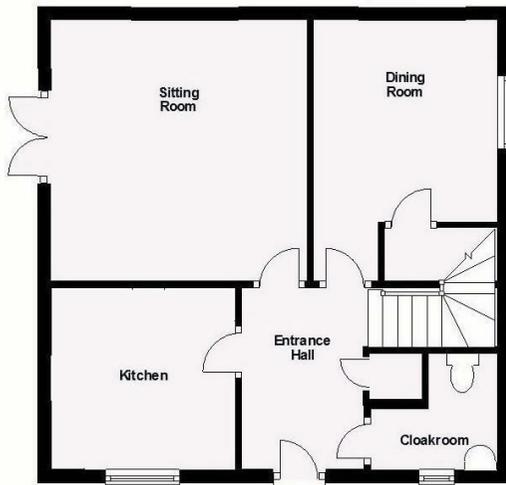
18'0" x 8'10" (5.5 x 2.7)

Window and pedestrian door to the side aspect, light and power connected.

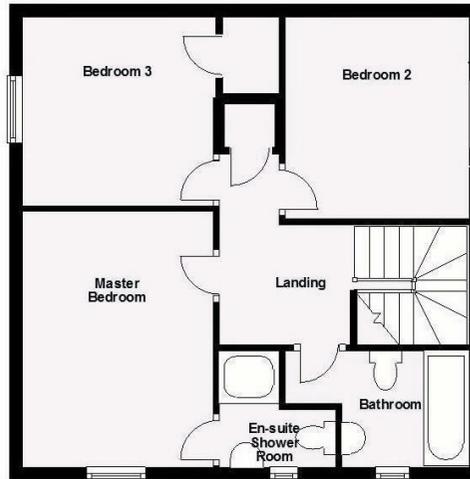
Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. The boiler was last serviced in March 2026. The garage is located under a coach house, the seller is responsible to contribute 10% towards the building insurance, the last contribute that the sellers were asked to pay was in 2016 which was £17 for the year.

Ground Floor
Approx. 45.4 sq. metres (488.4 sq. feet)



First Floor
Approx. 45.2 sq. metres (486.4 sq. feet)



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

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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)

