



114 PARK VIEW

Crewkerne, TA18 8JJ

Price Guide £290,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom semi - detached home situated within a short walk of Schools, local shop with post office and countryside walks. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room and dining room. Upstairs there are three bedrooms and a bathroom. Outside the rear garden is enclosed, driveway parking leads to the garage and a lean to allows covered access through to the garden. 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 Castle Carey (London Paddington).

Local Authority

Somerset Council Council Tax Band: C
 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	69	75
(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

Stairs rising to the first floor with storage cupboard under and a radiator.

Cloakroom

With a window to the side aspect, low level WC and a corner wash hand basin with tiled splashbacks.

Sitting Room

14'2" × 12'7" (4.34 × 3.84)

With a window to the front aspect and radiator: Double doors to

Kitchen/Breakfast Room

18'11" × 8'11" (5.79 × 2.72)

With a window to the rear aspect and a door to the side lobby. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, built in electric oven, gas hob and cooker hood over, slimline dishwasher and space for fridge/freezer and washing machine. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

Dining Room

10'9" × 9'11" (3.29 × 3.03)

Window and french doors opening out into the garden.

Landing

With a window to the side aspect, airing cupboard and access to the loft.

Bedroom One

14'2" × 10'4" (4.32 × 3.15)

With a window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

11'6" × 8'11" (3.51 × 2.74)

With a window to the rear aspect fitted wardrobe, aerial/tv point and a radiator.

Bedroom Three

8'5" × 8'0" (2.57 × 2.44)

With a window to the front aspect and a radiator.

Bathroom

Walk in shower, low level w/c , heated towel rail, window rear aspect.

Garage

22'11" × 8'4" (7.00 × 2.55)

Recently reroofed, up and over door, light and power connected, pedestrian door into side lobby.

Outside

The property has a front garden with mature tree and driveway parking. To the rear is a patio area off the kitchen/dining area with raised lawn with shrubs and bushes.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. No onward chain.



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)

