



**6 PARKLANDS WALK**

Crewkerne, TA18 8HP

**Price Guide £250,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An exciting opportunity to purchase a three bedroom detached home situated within walking distance of a convenience shop, Schools and countryside walks. The property could benefit from cosmetic updating but has great potential to extend (subject to planning permission.) In brief the accommodation comprises entrance hall, sitting room, kitchen/dining room, three bedrooms and a bathroom. Outside the gardens wrap around the property and driveway parking leads to the garage.



## 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: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	67
(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

Built in storage cupboard and a door into:

## Sitting Room

18'0" × 9'3" (5.49 × 2.82)

With dual aspect windows to the front and side. feature fireplace and a radiator. Door into:

## Kitchen/Dining Room

18'0" × 8'5" (5.49 × 2.57)

With a window and door to the side aspect and French doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Space for washing machine, cooker and fridge/freezer. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

## Landing

With a window to the rear aspect, access to the loft and doors into:

## Bedroom One

11'5" × 10'11" (3.48 × 3.33)

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

## Bedroom Two

9'10" × 8'5" (3.02 × 2.59)

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

## Bedroom Three

8'5" × 6'5" (2.59 × 1.96)

With a window to the rear aspect and a radiator.

## Bathroom

With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

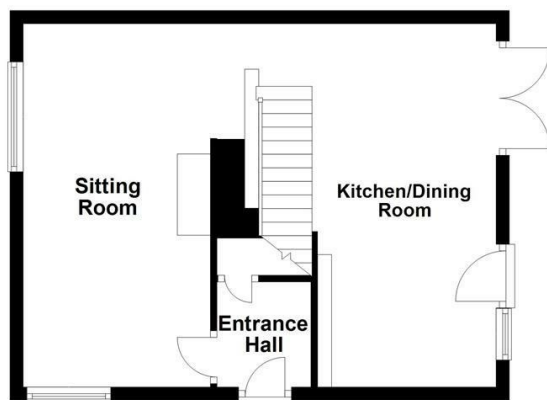
## Outside

The gardens surround the property, mainly laid to lawn with various shrubs and trees. There is a summer house, greenhouse and vegetable plot with gated access to the parking space and garage.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity.

Ground Floor



First Floor



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)

