

12 BARN CLOSE

Crewkerne, TA18 8BL

Price Guide £284,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom semi - detached bungalow situated in a popular cul-de-sac location. The property has plenty of potential and has benefited from recent electrics update and new LOT 20 eco heaters and wood burning stove. In brief the accommodation comprises entrance hall, sitting room, kitchen, conservatory, two bedrooms and a shower room. To the rear the garden is a good size and driveway parking leads to the garage.

Situation

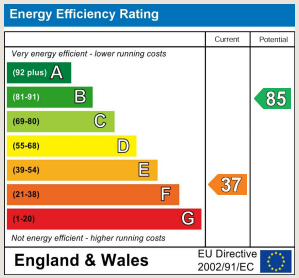
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

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

South Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: F













PROPERTY DESCRIPTION

Entrance Hall
Electric heater, airing cupboard housing the immersion tank and access to the loft.

Sitting Room
14'0" x 11'5" (4.27 x 3.48)
With windows to the front and side aspects, television point, electric heater and a wood burning stove.

Kitchen
11'11" x 8'9" (3.63 x 2.67)
With windows to the rear and side aspects and a door opening out into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over, Sink/drainer, cooker with extractor fan over, fridge/freezer and dishwasher. Space for washing machine. Electric heater and tiling to all splash prone areas.

Conservatory
25'11" x 7'3" (7.90 x 2.21)
Windows and two sets of french doors to the rear aspect opening out onto the garden.

Bedroom One
12'5" x 9'11" (3.78 x 3.02)
With a window to the front aspect, electric heater and coving.

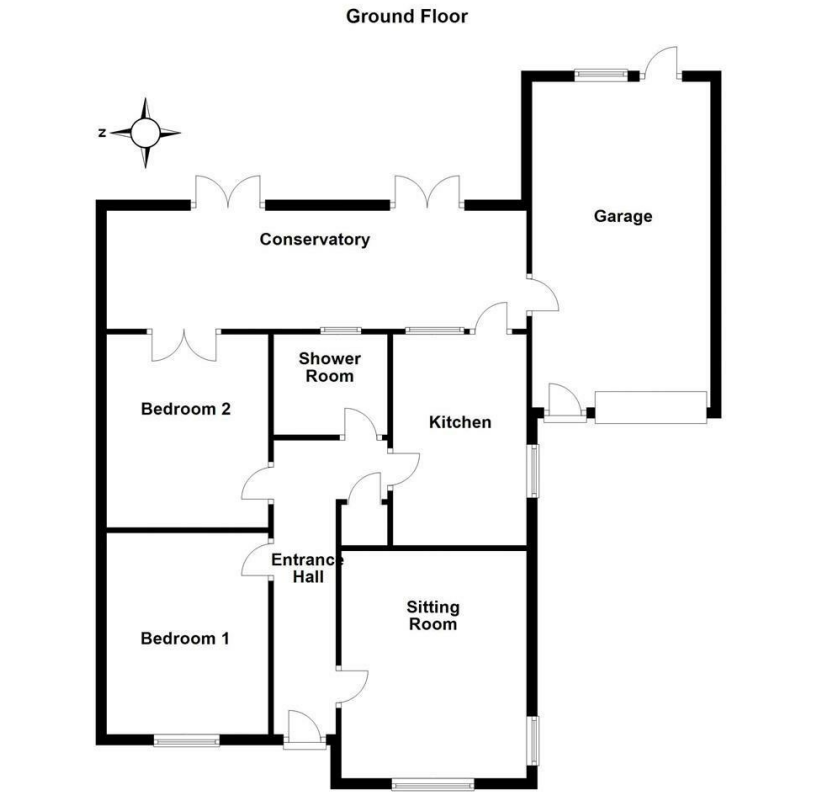
Bedroom Two
11'11" x 9'11" (3.63 x 3.02)
With french doors to the rear aspect opening out onto the conservatory and an electric heater.

Shower Room
With a window to the rear aspect. Suite comprising corner shower cubicle, low level WC, wash hand basin with vanity storage and tiling to all splash prone areas.

Outside
To the front the garden is laid to lawn, flower borders and driveway parking leads to the garage. To the rear the garden is a good size, enclosed and mainly laid to lawn, summerhouse, greenhouse and a patio area.

Garage
20'0" x 11'0" (6.10 x 3.35)
Up and over door, pedestrian doors to the garden and conservatory, light and power.

Agents Note
Council Tax Band C. Broadband speed, FTTC. Mains water, drainage and electricity.





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

01460 74200

crewkerne@mayfairproperties.net

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)

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