



**89 SOUTH STREET**

Crewkerne, TA18 8AA

**Price Guide £175,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented two bedroom end-terrace situated within a short walk of the Town Centre. The accommodation in brief comprises sitting room, kitchen, rear lobby, bathroom and two double bedrooms. Outside there is an enclosed rear courtyard which is paved for ease of maintenance. The property has been a successful rental and is no 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: B

Tenure: Freehold

EPC Rating:



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

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## Sitting Room

11'10" × 11'1" (3.63 × 3.38)

With a window to the front aspect, radiator, shelving and a television point.

## Kitchen

10'10" × 9'11" (3.31 × 3.03)

With a window to the rear aspect and a door into the rear lobby. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for washing machine, freestanding cooker and fridge/freezer. Stairs rising to the first floor and a storage cupboard under.

## Rear Lobby

With a door to the side access opening out into the garden. Storage cupboard housing the gas central heating boiler.

## Bathroom

With dual aspect windows to the side and rear. Suite comprising bath with shower over, low level WC, wash hand basin, tiled floor, radiator and tiling to all splash prone areas.

## Landing

With a window to the side aspect and exposed stone wall.

## Bedroom One

11'5" × 10'11" (3.49 × 3.34)

With a window to the front aspect and a radiator.

## Bedroom Two

8'7" × 7'11" (2.63 × 2.43)

With a window to the rear aspect and a radiator.

## Outside

To the rear the garden is enclosed and laid to patio for ease of maintenance.

## Agents Note

Council Tax Band – B. Mains water, drainage, gas and electricity. The gas central heating boiler was last serviced in September 2025. The property is being sold with no onward chain.



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)

