



47 KITHILL

Crewkerne, TA18 8HY

Price Guide £200,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom home situated within a short walk of Schools, amenities and countryside walks. The accommodation in brief comprises porch, sitting room, kitchen/dining room, three bedrooms and a bathroom. 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: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C	73	
(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 Porch

With a window to the front aspect, useful storage cupboard and a door into:

Sitting Room

16'4" max × 14'2" (5.00 max × 4.32)

With a window to the front aspect, two radiators, television point and stairs rising to the first floor.

Kitchen/Dining Room

16'4" max × 8'2" (5.00 max × 2.51)

With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, integrated dishwasher, fridge/freezer, double oven, induction hob and an extractor fan over. Space for washing machine. Breakfast bar, radiator and tiling to all splash prone areas.

Landing

Airing cupboard and access to the loft.

Bedroom One

12'0" × 9'10" max (3.66 × 3.02 max)

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

Bedroom Two

8'5" × 7'8" (2.57 × 2.36)

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

Bedroom Three

8'5" max × 6'2" (2.59 max × 1.88)

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

Bathroom

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

Outside

To the front the garden is low maintenance, to the rear the garden is enclosed, mainly laid to lawn, rear access and patio abutting the rear of the property.

Agents Note

Council Tax Band - B.

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Approximate Gross Internal Area = 69.9 sq m / 752 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275478)



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)

