71 KINGSWOOD ROAD

Crewkerne, TA18 8JW

Guide Price £250,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom home situated on the edge of the Kingswood Road development. The accommodation in brief comprises entrance hall, cloakroom, kitchen/dining room, sitting room, three bedrooms and a bathroom. To the rear the garden is enclosed and a garage situated under a coach house.

Situation

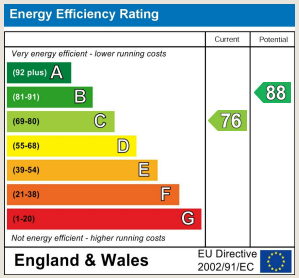
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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.

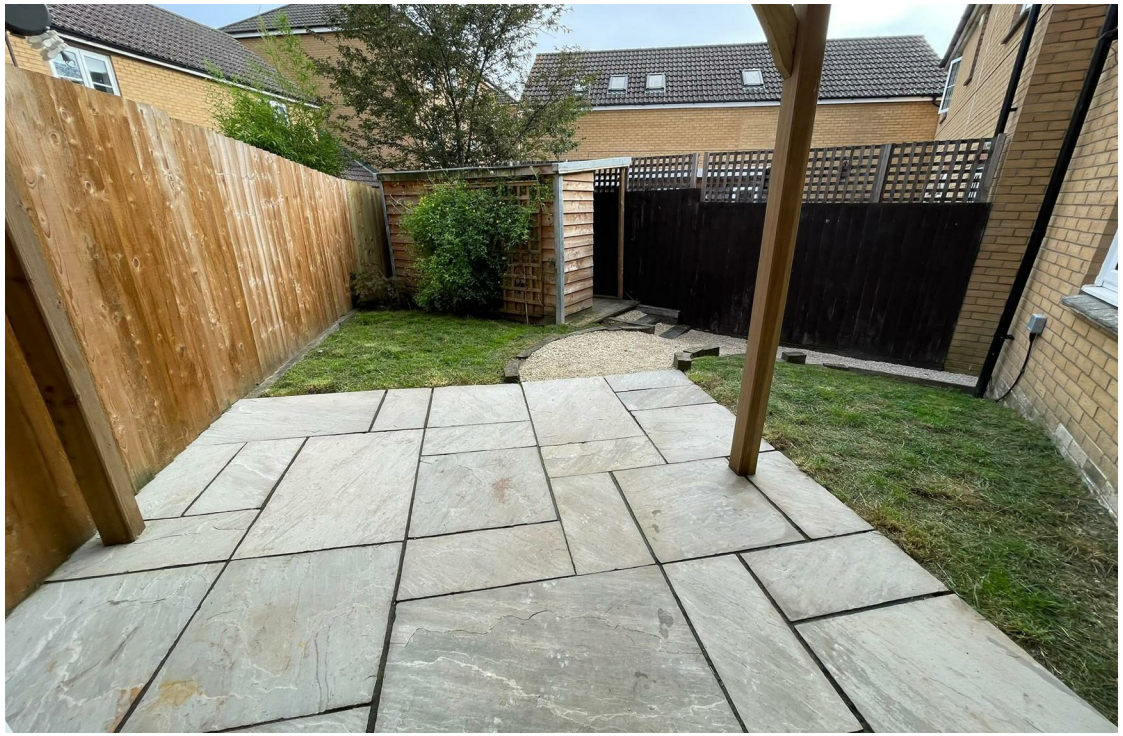
The local area

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: C
Tenure: Freehold
EPC Rating: C





PROPERTY DESCRIPTION

Entrance Hall
Stairs rising to the first floor and a radiator.

Cloakroom
With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splashbacks and a radiator.

Sitting Room
16'4" x 10'2" (4.98 x 3.12)
With dual aspect windows to the front and rear, electric fireplace and two radiators.

Kitchen/Dining Room
16'4" max x 9'6" max (4.98 max x 2.91 max)
With a window to the front aspect and a door to the rear opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated gas hob, electric oven and an extractor fan over. Space for fridge/freezer, washing machine and tiling to all splash prone areas. Wall mounted gas central heating boiler and a radiator.

Landing
With a window to the rear aspect, airing cupboard, access to the loft and a radiator.

Bedroom One
16'4" x 9'6" max measurements (4.98 x 2.91 max measurements)
With dual aspect windows to the front and rear and a radiator.

Bedroom Two
11'3" x 9'10" (3.45 x 3.00)
With a window to the front aspect and a radiator.

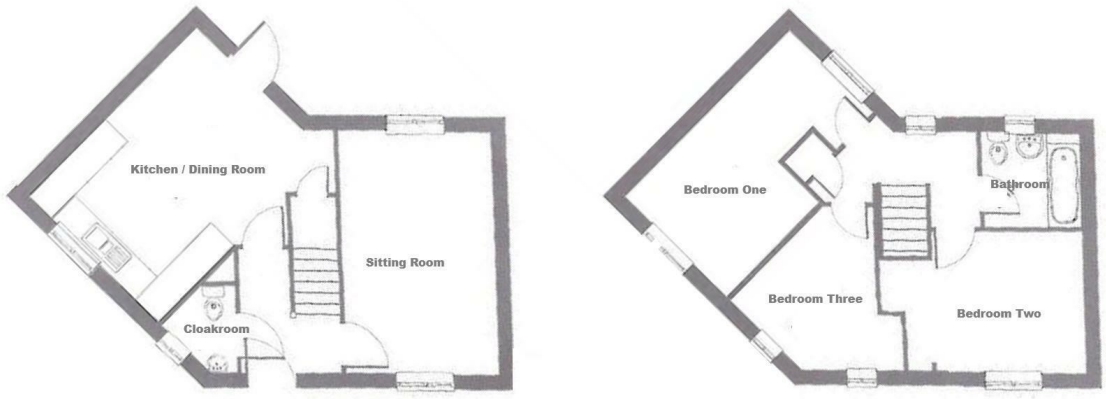
Bedroom Three
12'7" x 9'8" (3.85 x 2.96)
With a window to the front aspect and a radiator.

Bathroom
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Outside
The front garden is laid to shingle for ease of maintenance, pleasant seating area. To the rear the garden is enclosed, patio area, laid to lawn and shingle leads to an outside store with light and power, side gate.

Garage
18'0" x 8'3" (5.49 x 2.52)
Roller door, underneath coach house nearby.

Agents Note
Council Tax Band - C. Mains water, drainage, gas 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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