



**75 MONARCH ROAD**

Crewkerne, TA18 8FB

**Price Guide £220,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented two bedroom terrace home situated on the edge of the development with fantastic views across countryside. The accommodation in brief comprises entrance hall, cloakroom, kitchen, sitting room, two double bedrooms and a bathroom. To the rear the garden is enclosed, mainly laid to lawn and a pedestrian gate leads to two parking spaces, one in a carport. The property has previously been a successful investment and is being sold with no onward chain.

## 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

Somerset Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	85
(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 Hall

With a window to the front aspect, radiator and stairs rising to the first floor with a storage cupboard under.

## Cloakroom

Suite comprising low level WC, wash hand basin with tiled splashback and a radiator.

## Kitchen

9'6" × 7'4" (2.90 × 2.25)

With a window to the front aspect with views across countryside. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, electric oven and hob with a cooker hood over. Space for fridge/freezer and washing machine. Radiator, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Sitting Room

16'2" × 11'3" (4.94 × 3.43)

With a window to the rear aspect and french doors opening out into the garden. Coving and two radiators.

## Landing

Access to the loft, airing cupboard and doors into:

## Bedroom One

12'10" × 9'8" (3.93 × 2.95)

With two windows to the front aspect and views across countryside and a radiator.

## Bedroom Two

11'3" × 9'3" (3.45 × 2.83)

With a window to the rear aspect 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

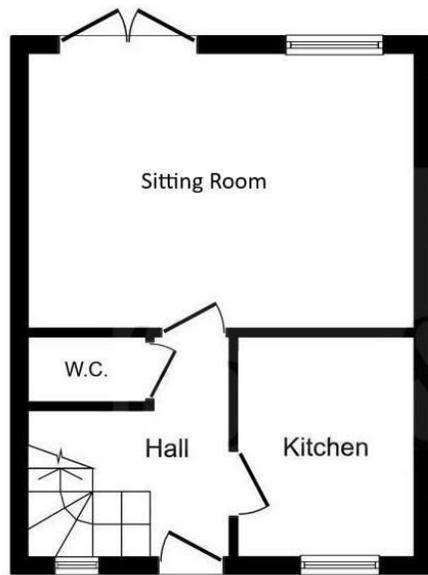
The rear garden is a good size, mainly laid to lawn with a paved path. Pedestrian gate giving rear access to the parking area.

## Parking

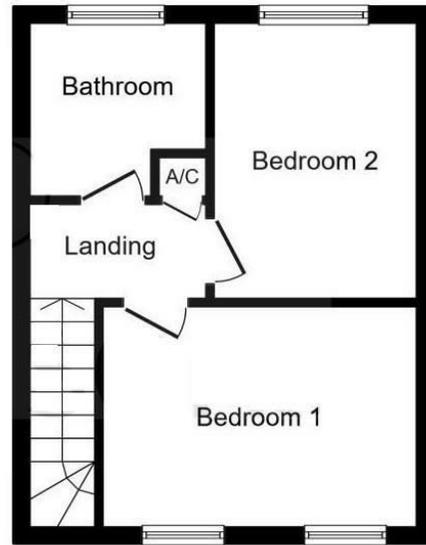
Out the back gate there is a row of attractive timber built car ports with tiled roofing, one of which belongs to No.75. The property also has a second allocated space.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The property is freehold with an annual service charge payable to Old Mill Management company of £186 (2026/2027 charge) for the upkeep of the communal areas and the park. The gas central heating boiler was last serviced in 2025. The electrics were last tested in 2025.



**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)

