



40 KINGSWOOD ROAD

Crewkerne, TA18 8EY

Offers In Excess Of £270,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom bungalow nicely tucked away but conveniently situated with a short walk of local schools and shop. The property is a wheelchair friendly home with widened doorways internally and no steps. In brief the accommodation comprises entrance hall, kitchen, sitting/dining room, three bedrooms with an ensuite to the master and a family bathroom. Outside the garden wraps two sides of the property and there is ample parking to the front.

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: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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

Storage cupboard, airing cupboard, radiator and access to the loft.

Sitting/Dining Room

24'4" × 13'5" (7.44 × 4.09)

Triple aspect room with windows to the front and side and french doors opening out into the rear garden. Two radiators, wall paneling, television and telephone points.

Kitchen

12'2" × 8'5" (3.71 × 2.57)

With a window to the rear aspect and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, gas hob, electric oven and an extractor fan over. Space for fridge/freezer, washing machine and tiling to all splash prone areas. Wine rack, wall mounted gas central heating boiler and a radiator.

Master Bedroom

10'7" × 10'4" (3.25 × 3.17)

With a window to the rear aspect and a radiator.

Ensuite

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin, low level WC, shaver point, heated towel rail and tiling to all splash prone areas.

Bedroom Two

10'4" × 8'3" (3.17 × 2.54)

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

Bedroom Three

11'8" × 6'7" (3.56 × 2.01)

With a window to the front aspect and a radiator.

Bathroom

With a window to the front aspect. Suite comprising panelled bath, low level WC, wash hand basin, low level WC, shaver point, extractor fan, radiator and tiling to all splash prone areas.

Outside

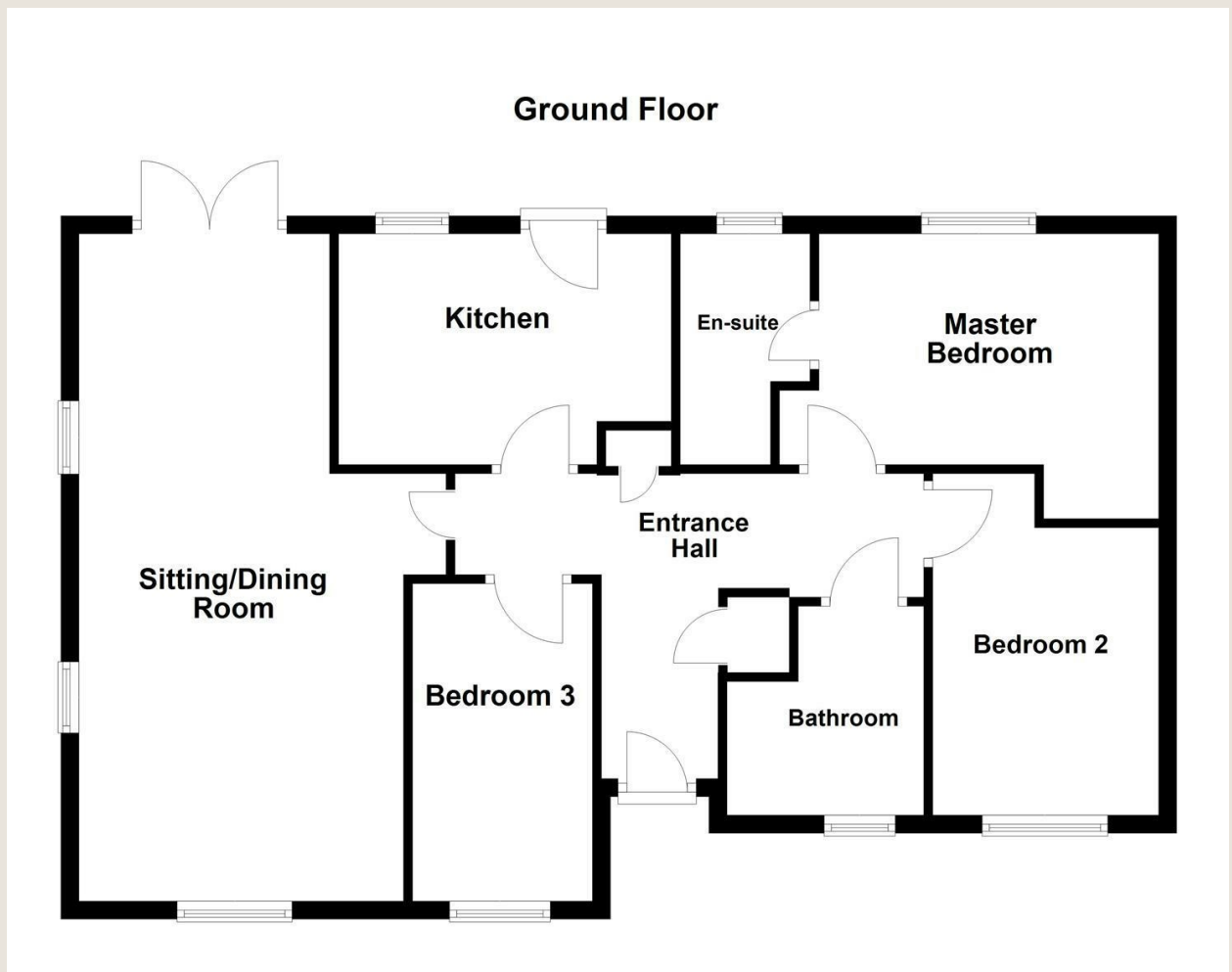
To the front there is an area of shingle and a paved path leads to the front door. To the rear the garden is enclosed, mainly laid to artificial grass for ease of maintenance, mature shrubs, outside tap, shed, a side lawned area and patio abutting the rear of the property. There is a gate providing side access.

Driveway Parking

There is driveway parking to the front for up to three cars.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The bungalow has been designed to be fully accessible with wide doorways (except the rear doors) and on one level. The property was built in 2011.



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)

