



21 FOX MEADOWS

Crewkerne, TA18 7QW

Price Guide £300,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well positioned two bedroom detached bungalow situated in a popular cul-de-sac. The accommodation in brief comprises porch, cloakroom, sitting room, kitchen, dining room, conservatory, inner hall, two bedrooms and a bathroom. Outside there is an enclosed garden and driveway parking leads to the garage. Viewing advised with no onward chain.

## Situation

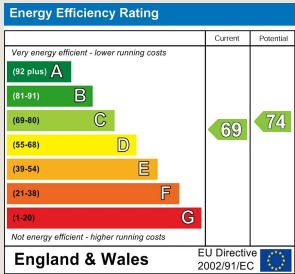
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



# PROPERTY DESCRIPTION

## Porch

Tiled flooring and a radiator.

## Cloakroom

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

## Sitting Room

16'11" × 10'9" (5.18 × 3.30)

With a window to the front aspect, feature fireplace, wall lights, television point, radiator and an arch into:

## Dining Room

10'0" × 8'4" (3.05 × 2.56)

Radiator.

## Conservatory

11'11" × 8'11" (3.65 × 2.74)

Built of uPVC construction, insulated roof, windows and doors opening out into the garden. Electric radiator.

## Kitchen

10'0" × 8'4" (3.05 × 2.56)

With a window to the rear aspect and a door to the side lobby. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, built in hob, oven and an extractor fan over. Space for washing machine, dishwasher, fridge/freezer, tiling to all splash prone areas and a radiator.

## Side Lobby

Doors to the front and rear gardens.

## Bedroom One

12'4" × 10'0" (3.76 × 3.05)

With a window to the rear aspect, built in wardrobes and a radiator.

## Bedroom Two

11'3" max × 10'0" (3.45 max × 3.05)

With a window to the front aspect, built in wardrobe and a radiator.

## Bathroom

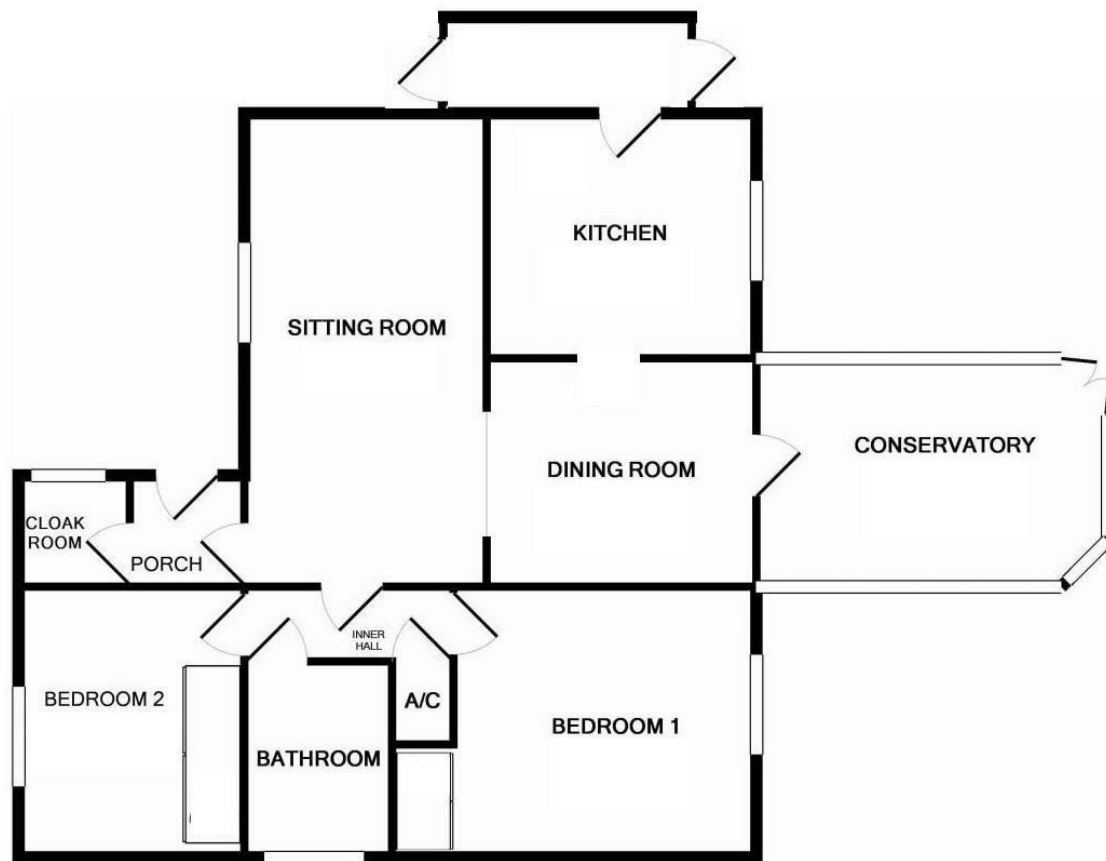
With a window to the side aspect. Suite comprising paneled shower cubicle, low level WC, wash hand basin, light/shaver point, extractor fan, heated towel rail and tiling to all splash prone areas.

## Outside

The front garden is laid to shingle with flower border and mature shrubs. To the rear the garden is enclosed, mainly laid to patio and graveled beds for ease of maintenance, raised flower beds and side access. Pedestrian door into the garage:

## Garage

Electric roller door, light and power. Side door to the rear garden.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

