



4 MIDDLE PATH

Crewkerne, TA18 8BE

Offers Over £200,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A two bedroom double fronted cottage situated in the heart of the Town Centre. The property benefits from character features including woodburning stove, window shutters and flagstone flooring. In brief the accommodation comprises sitting room, kitchen/dining room, two bedrooms and a bathroom. Outside there is a courtyard leading to a laundry cupboard and a separate garden. 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: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Sitting Room

15'3" × 10'0" (4.67 × 3.05)

With a window to the front aspect and a door to the rear. Woodburning stove, beams, window shutters and a television point.

## Kitchen/Dining Room

16'7" × 10'2" (5.08 × 3.10)

With dual aspect windows and a door to the front. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, integrated dishwasher, free standing Delonghi professional gas cooker and space for fridge/freezer. Wall mounted gas central heating boiler, radiator, beams and stairs rising to the first floor.

## Landing

Storage cupboard and doors into:

## Bedroom One

15'3" × 10'4" (4.67 × 3.15)

With dual aspect windows front and rear, shutters, built in wardrobes, radiator and access to the loft.

## Bedroom Two

8'11" × 7'4" (2.72 × 2.24)

With a window to the front aspect, shutters and a radiator.

## Bathroom

Suite comprising bath with shower over, low level WC, extractor fan, heated towel rail and tiling to all splash prone areas.

## Laundry Cupboard/Store

Window and door to the side aspect, outside tap and plumbing for washing machine.

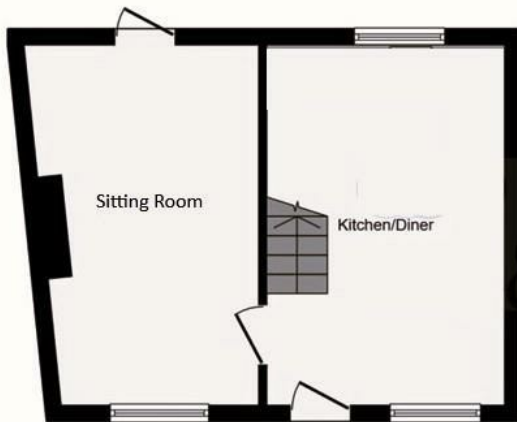
## Outside

To the rear there is a small courtyard leading to the laundry cupboard.

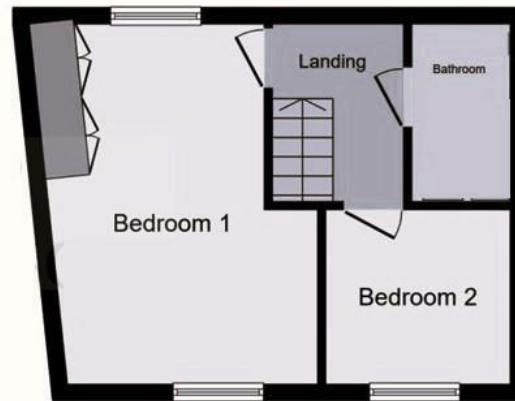
There is a separate garden, laid to lawn, flower beds and a pleasant seating area with large shed.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. Shared driveway adjacent to the property, parking is on a first come, first served basis, alternatively, on road parking. The seller hold a 25 year roof guarantee from 22nd February 2024.



**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)

