



9 IVELWAY

Crewkerne, TA18 8DG

Price Guide £230,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom semi-detached home situated in a cul-de-sac location with the benefit of a good size rear garden, driveway parking and no onward chain. In brief the accommodation comprises entrance hall, sitting room, kitchen/dining room, cloakroom, side lean-to and store. Upstairs three bedrooms and a bathroom. Stairs leads to the second floor which has a loft room and an additional storage room.

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: B
Tenure: Freehold
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 side aspect, radiator, stairs rising to the first floor and a storage cupboard under.

Sitting Room

14'7" × 11'10" (4.47 × 3.61)

With two windows to the front aspect and space for woodburning stove (current one not in working order.)

Kitchen/Dining Room

18'10" × 9'4" (5.76 × 2.86)

With a window to the rear aspect and french doors opening out into the rear garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for electric cooker and washing machine. Built in fridge/freezer. Two radiators, wall lights, spotlights and tiling to all splash prone areas.

Cloakroom

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

Side Lean-to

26'9" × 4'4" (8.17 × 1.34)

Pedestrian door opening to the front garden and out into the rear garden. Double doors into:

Store

9'10" × 6'11" (3.01 × 2.13)

Power connected.

Landing

With a window to the side aspect and a radiator.

Bedroom One

15'1" × 10'7" (4.60 × 3.24)

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

Bedroom Two

11'11" × 11'1" (3.64 × 3.38)

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

Bedroom Three

9'8" × 7'11" (2.95 × 2.42)

With a window to the front aspect, radiator and built in storage cupboard with stairs leading to the loft room.

Bathroom

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

Loft Room

12'7" × 10'6" measurement taken at waist height (3.85 × 3.22 measurement taken at waist height)

Velux window, eave storage and a radiator.

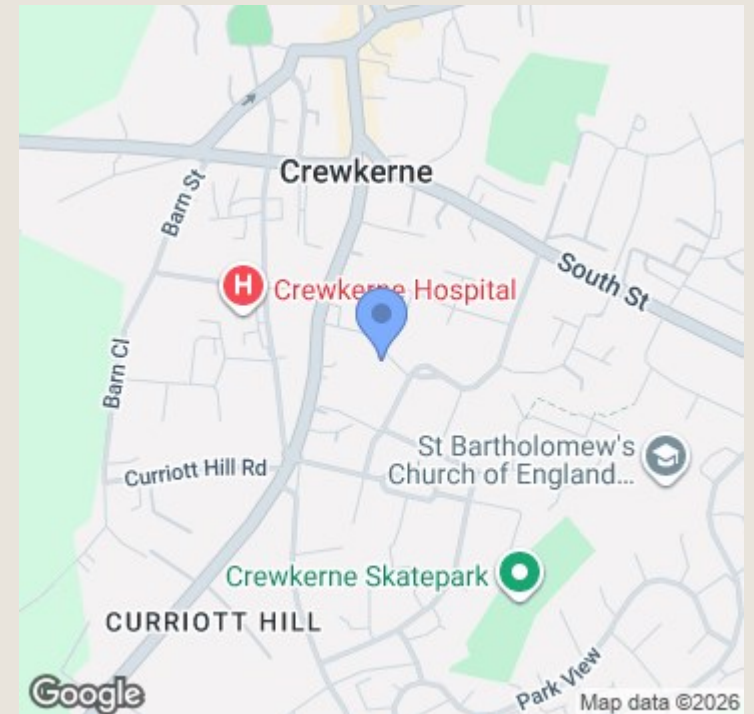
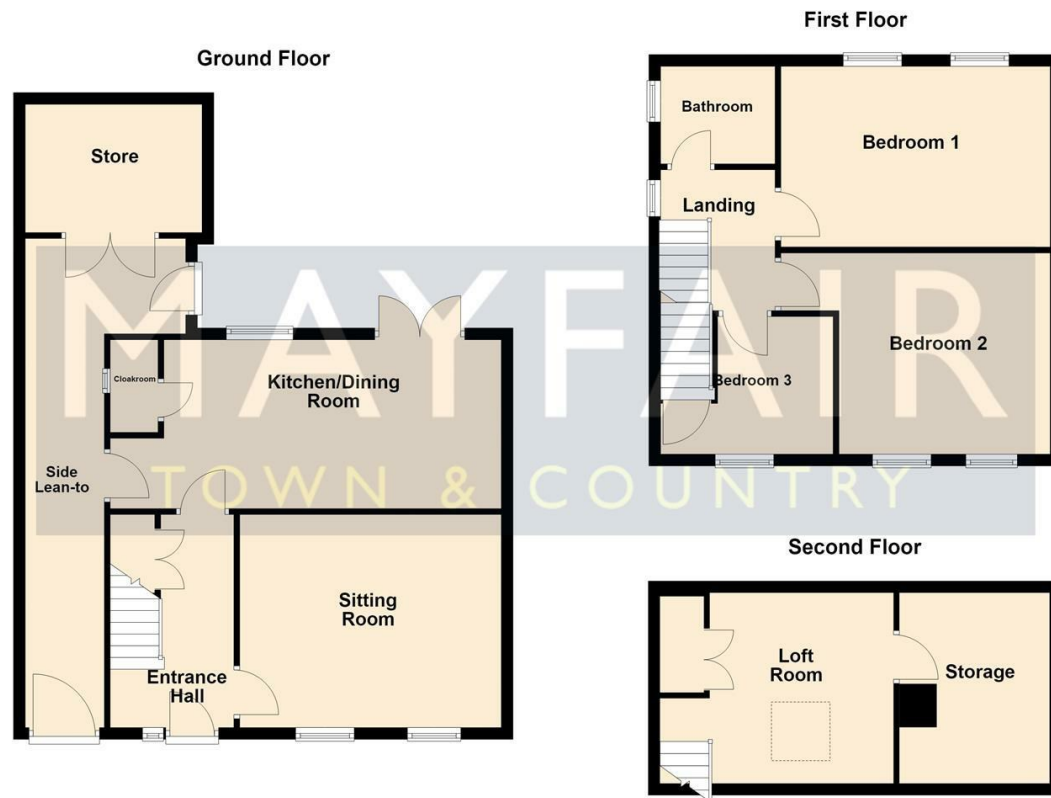
Storage Room

10'9" × 8'10" (3.29 × 2.70)

Radiator.

Outside

To the front the garden has an AstroTurf area, driveway parking and a door into the lean to. To the rear the garden is a lovely size mainly laid to lawn, sheds, mature trees and a pleasant patio area.



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)

