35 OAK DRIVE

Crewkerne, TA18 7DN

Price Guide £270,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented four bedroom semi-detached home situated in a popular location. The accommodation in brief comprises entrance hall, cloakroom, kitchen, sitting room and conservatory. On the first floor two double bedrooms and a shower room and on the second floor two further bedrooms and another shower room. To the front there is a small gated garden with roadside parking and at the rear there is a parking space in front of the garage with pedestrian door into the rear garden which is fully enclosed.

Situation

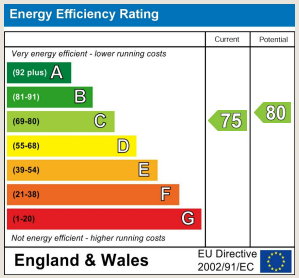
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Entrance Hall
Radiator, under stairs storage cupboard and stairs rising to the first floor.

Cloakroom
Suite comprising low level WC, wash hand basin with tiled splashbacks, extractor fan and a radiator.

Kitchen
12'2" x 7'9" (3.71 x 2.37)
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink drainer, dishwasher, electric double oven, hob and a cooker hood over. Space for fridge/freezer and washing machine. Wall mounted gas central heating boiler, walk in larder cupboard, under floor heating and tiling to all splash prone areas.

Sitting Room
14'10" x 11'9" max (4.53 x 3.60 max)
With a window to the rear aspect and french doors opening out into the conservatory. Radiator.

Conservatory
13'8" x 9'0" (4.17 x 2.76)
Built of uPVC construction, windows and french doors opening out into the garden. Electric wall heater.

Landing
Window to the front aspect, airing cupboard and stairs rising to the second floor.

Bedroom Two
12'1" x 8'10" (3.70 x 2.70)
With a window to the front aspect and a radiator.

Bedroom Three
11'10" x 8'10" (3.61 x 2.70)
With a window to the rear aspect, built in wardrobes and a radiator.

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

Landing
Doors into:

Bedroom One
12'1" x 11'6" (3.70 x 3.53)
With two windows to the front aspect, over stairs storage cupboard, built-in wardrobe and a radiator.

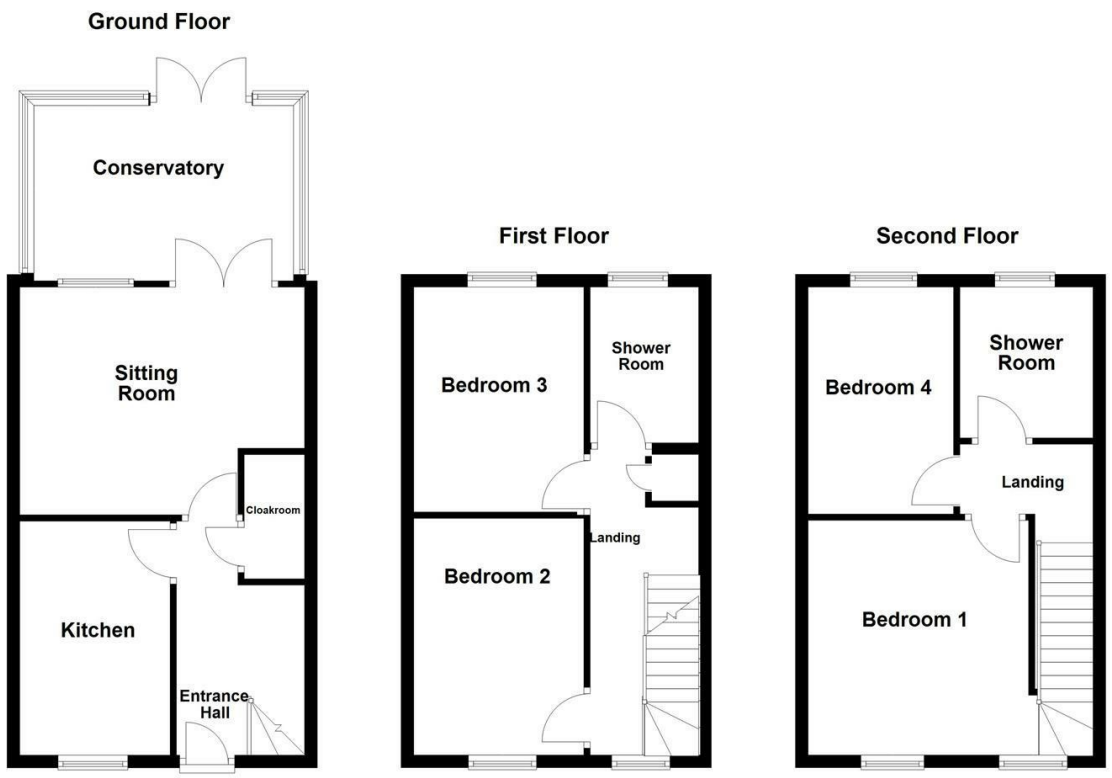
Bedroom Four
11'10" x 7'5" (3.61 x 2.28)
With a window to the rear aspect and a radiator.

Shower Room
With a window to the rear aspect. Suite comprising large shower tray, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Outside
To the front there is a small garden, driveway parking at the rear leads to the garage with light and power connected and pedestrian door into the rear garden which is enclosed, shingle areas and patio areas with flower borders.

Garage
18'3" x 9'1" (5.57 x 2.78)
Light and power.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in July 2016 and last serviced in February 2026. The garage is situated under a coach house, the current owners do not contribute towards any associated costs.



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)

MAYFAIR
TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark

propertymark cmp Client Money Protection

The Property Ombudsman