48 STATION ROAD

Crewkerne, TA18 8AJ

Offers Over £240,000

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PROPERTY DESCRIPTION

A beautifully presented two double bedroom end terrace home, situated on the outskirts of Crewkerne. The accommodation in brief comprises porch, entrance hall, sitting room, cloakroom/utility room and an open plan kitchen/dining room. On the first floor, two double bedrooms and a bathroom with separate shower. To the front there is driveway parking and to the rear, the garden is a lovely size and backs onto farmland.

Situation

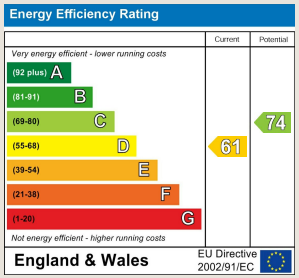
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

South Somerset Council Tax Band: C
Tenure: Freehold
EPC Rating: D



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Porch
Tiled floor and a door into:

Entrance Hall
Radiator, stairs rising to the first floor with a storage cupboard under, radiator, picture rail, additional storage cupboard housing the gas central heating boiler.

Sitting Room
13'10" x 11'5" (4.22 x 3.48)
With a bay window to the front aspect, decorative coving, radiator and a wall mounted electric fireplace with mantel.

Cloakroom/Utility Room
9'2" x 6'3" (2.80 x 1.93)
With a window to the side aspect. Low level WC, wash hand basin, space for washing machine, tumble dryer, storage cupboard, radiator, spotlights and tiling to all splash prone areas.

Kitchen/Dining Room
18'9" x 12'9" (5.74 x 3.89)
With a window to the rear aspect, single door and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, fitted dual fuel range cooker with cooker hood over, space for fridge/freezer, space for dishwasher and an under counter freezer which is staying. Two modern radiators and spotlights.

Landing
Airing cupboard, radiator and access to the loft.

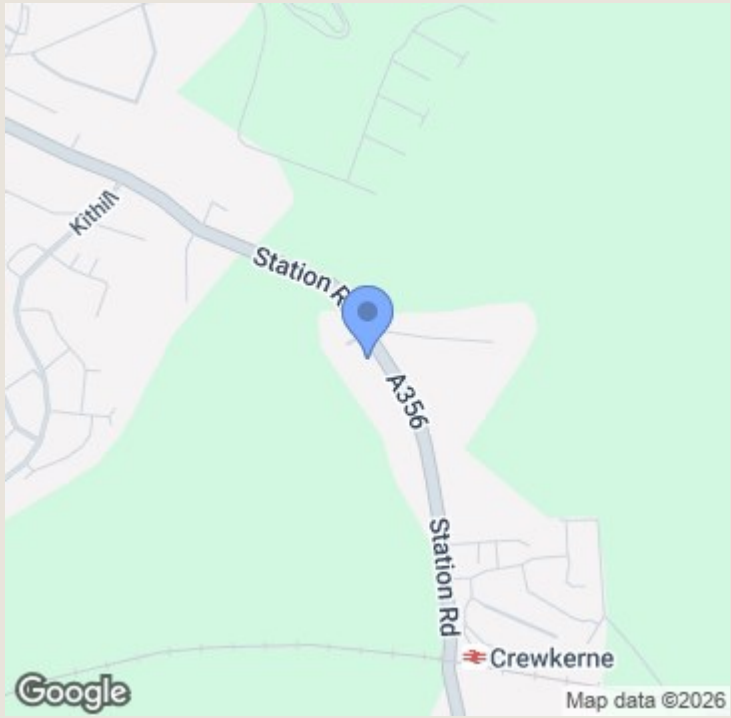
Bedroom One
15'1" x 11'11" (4.61 x 3.65)
With two windows to the front aspect, feature fireplace and a radiator.

Bedroom Two
11'2" x 9'6" (3.41 x 2.90)
With a window to the rear aspect, views, built in wardrobe and a radiator.

Bathroom
9'9" x 8'11" (2.99 x 2.74)
With a window to the rear aspect. Suite comprising, panelled bath, large separate shower cubicle, low level WC, wash hand basin with vanity storage, extractor fan, heated towel rail and tiling to all splash prone areas.

Outside
To the rear the garden is a generous size, mainly laid to lawn. flower borders, raised beds, greenhouse, shed, and a pleasant shingle area for seating.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The gas central heating boiler was installed in November 2022. There is a planning proposal nearby to the rear of the property, please visit Somerset County Councils website for more information.



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

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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)

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