



Symonds
& Sampson

44 North Street
Crewkerne, Somerset

44 North Street

Crewkerne
Somerset
TA18 7AL



- Delightful Cottage
- Elevated Position
- Pleasant Patio Garden
 - Much Character
- Ideal First Time Buy/ Investment Opportunity
 - Close Town Centre



Guide Price **£199,950**

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE DWELLING

A delightful mid-terraced cottage having character accommodation including timber floors, picture rails, fireplaces, whilst also benefiting from coved ceilings, gas central heating and attractive timber sash windows. The cottage, which occupies an elevated position, lies a short walk from Crewkerne town centre and early viewing is advised.

ACCOMMODATION

A part-glazed entrance door leads to the porch, which has floor tiling, whilst a further part-glazed door leads to the reception hall, which has a staircase rising to the first floor.

The lounge/dining room is a very good size, having a central feature cast iron fireplace with timber surround, attractive timber flooring with French doors leading to the sun lounge, which has a flagstone floor and upvc patio doors to the rear path.

The kitchen has a good range of units with timber worktops, cream doors and stainless steel door furniture, whilst there is a Belfast sink with mixer tap, cooker hood, a good range of base units with drawers and cupboards under, wall cupboards and both floor and wall tiling.

On the first floor is a good-sized landing having a solid

timber staircase to the attic room, which has light and power connected and exposed brickwork.

The largest bedroom is a good-sized double, having two windows to the front of the property and a cast-iron fireplace, whilst bedroom 2 overlooks the rear, again being a double with a mock timber fireplace.

Finally, on the first floor is a bathroom with a white suite, having a freestanding bath and an airing cupboard.

OUTSIDE

To the rear is pedestrian access, whilst to the front there is a pleasant patio area with wrought iron railings and enjoying partial country views.

There is right-of-way access over the neighbour's property to access the rear of the property

SITUATION

Crewkerne is a pretty and friendly market town. It's predominantly neo-Georgian and Victorian town centre streets offer a range of high street stores, including a Waitrose supermarket and many independent retailers, a range of local pubs, cafés, a large indoor swimming pool and a gym complex. The town has several schools covering all age groups. Crewkerne is well served in terms of public

services with its own small hospital, GP surgeries and dentists. Mainline railway station (London Waterloo – Exeter), whose nearest stops include the larger town of Yeovil and the historic Abbey town of Sherborne. To the west, the line heads down towards the Dorset coast. The Jurassic Coast World Heritage Site, including the famous seaside town of Lyme Regis, lies about 30 minutes away.

DIRECTIONS

What 3 words: [///visitors.necklaces.fragments](http://visitors.necklaces.fragments)

SERVICES

Mains water, gas, electricity and drainage. Gas-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: B

Flood Risk: Very Low

The property lies within a conservation area.



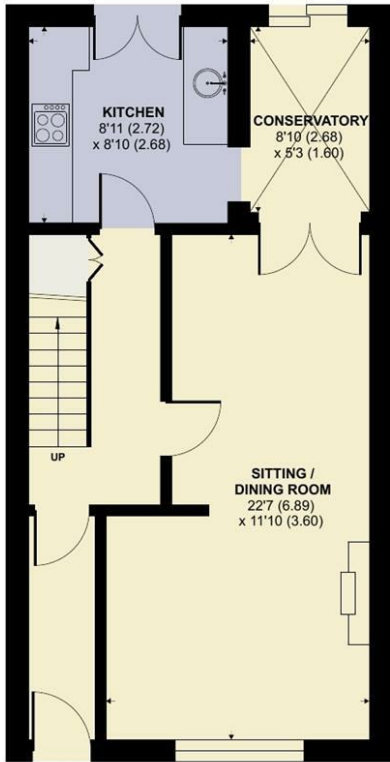
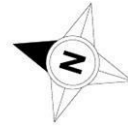
North Street, Crewkerne

Approximate Area = 1072 sq ft / 99.5 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Target |
|---------------------------|---|---------|--------|
| Overall Energy Efficiency | A | 75 | 75 |
| Boiler | B | 82 | 82 |
| Walls | C | | |
| Floors | D | | |
| Roofs | E | | |
| Windows | F | | |
| Services | G | | |

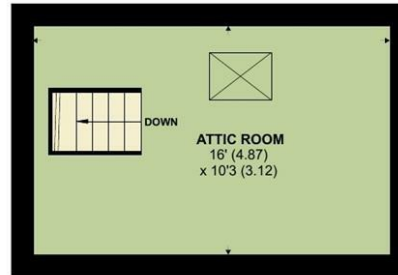
England & Wales EPC Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR

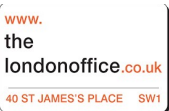


SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1466687



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01935 423526

yeovil@symondsandsampson.co.uk
Symonds & Sampson LLP
2, Court Ash,
Yeovil, Somerset BA20 1HG



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