



31 WEST STREET

Crewkerne, TA18 8AZ

Price Guide £120,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented one bedroom cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises sitting room, kitchen, one bedroom and a bathroom. To the rear there is a small courtyard. Viewing advised.

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

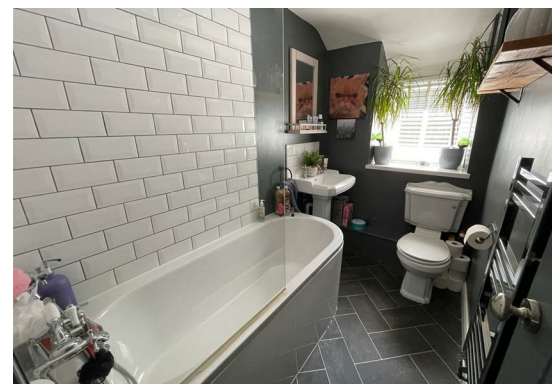
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

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		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

10'9" × 9'5" (3.30 × 2.88)

With a window to the front aspect, window seat, electric fire with stone surround, two radiators, parquet style flooring and open plan into:

Kitchen

14'3" × 9'5" (4.35 × 2.88)

With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, electric oven, hob and an extractor fan over. Space for fridge/freezer and washing machine. and tiling to all splash prone areas. Heated towel rail and stairs rising to the first floor.

Landing

Doors into:

Bedroom One

10'5" × 8'9" (3.18 × 2.68)

With a window to the front aspect, radiator and a storage cupboard housing the wall mounted gas central heating boiler.

Bathroom

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

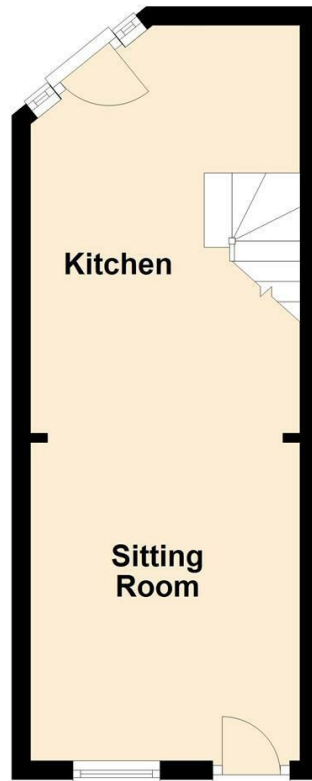
Outside

To the rear there is a small enclosed courtyard, laid to patio for ease of maintenance.

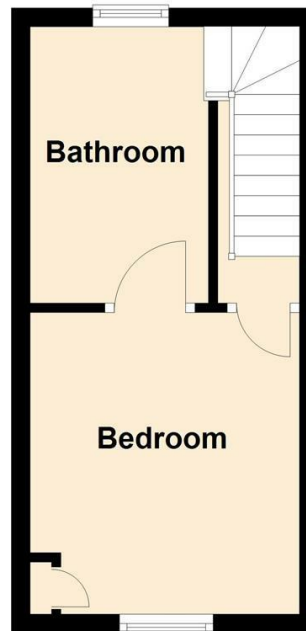
Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The owner has replaced the windows and back door in 2018. The boiler was last serviced in July 2025. The property was re-wired in 2017.

Ground Floor



First Floor



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)

