



11 COURT BARTON

Somerset, TA18 7HP

Price Guide £250,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom cottage situated in the heart of the Town Centre, the property is very spacious and benefits from an enclosed rear garden. In brief the accommodation comprises lobby, entrance hall, sitting room, dining room, kitchen, rear lobby, sun room and utility room. Upstairs, two large double bedrooms and a bathroom. Viewing advised with no onward chain.

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: D



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (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 Lobby

Door into:

Hallway

Stairs rising to the first floor with storage cupboard under, radiator and doors to:

Sitting Room

12'6" × 11'3" (3.83 × 3.45)

With a window to the front aspect, fireplace with shelving to both sides, picture rail and a radiator.

Dining Room

13'2" × 8'9" (4.03 × 2.67)

With a window to the rear aspect, fireplace and a radiator.

Kitchen

10'5" × 8'4" (3.18 × 2.56)

With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, integrated electric oven, hob and an extractor fan over. Space for fridge/freezer, tiled flooring, built in storage cupboards, heated towel rail and tiling to all splash prone areas.

Rear Lobby

Storage cupboard.

Utility Room

8'3" × 7'11" (2.54 × 2.43)

With dual aspect windows to the side and rear. A range of wall and base units, drawers and work surfaces over, stainless steel sink/drain, space for washing machine, under counter fridge and tiling to all splash prone areas.

Sun Room

14'6" × 5'9" (4.44 × 1.76)

With a window and door leading out into the rear garden.

Landing

Window to the side aspect, doors into:

Bedroom One

14'1" × 13'0" (4.30 × 3.98)

With two windows to the front aspect, two built in wardrobes either side of the feature fireplace, decorative ceiling and a radiator.

Bedroom Two

12'6" × 8'7" (3.82 × 2.64)

With a window to the rear aspect, feature fireplace and a radiator.

Bathroom

14'11" × 8'6" (4.55 × 2.61)

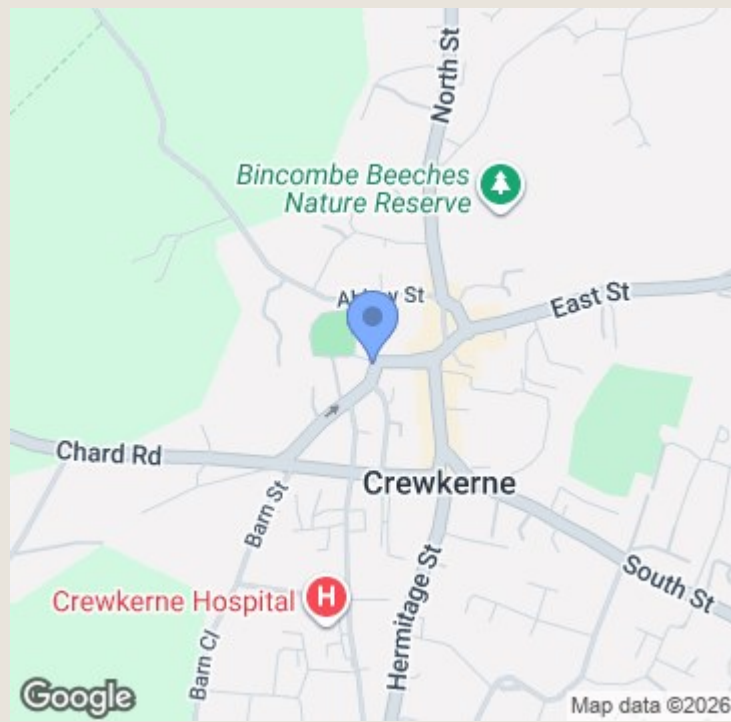
With dual aspect windows to the side and rear. Suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin, radiator, heated towel rail, storage cupboard and tiling to all splash prone areas.

Outside

To the rear the garden is enclosed and laid to shingle for ease of maintenance.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was last serviced in January 2026. The electrics were last tested in February 2026.



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)

