

58 HERMITAGE STREET

Crewkerne, TA18 8ET

Offers Over £170,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom character cottage situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises sitting room, kitchen, dining room/lean to, two bedrooms and a bathroom. To the rear there is a workshop and steps lead to a lovely enclosed garden. The property is being sold with no onward chain.

Situation

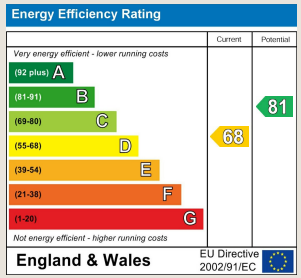
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Sitting Room

11'4" x 10'9" (3.46 x 3.3)
With a window to the front aspect, window shutters, log burning stove, radiator and tiled flooring.

Kitchen

10'9" x 9'6" (3.3 x 2.9)
With a window to the rear aspect and a door into the dining room/lean to. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, integrated oven and hob. Integrated washing machine and space for under counter fridge/freezer. Radiator, flagstone flooring and tiling to all splash prone areas. Stairs rising to the first floor.

Dining Room/Lean to

11'9" x 7'2" (3.6 x 2.2)
With a stable door to the rear aspect, two velux windows, radiator and tiled flooring.

Landing

With a window to the rear aspect, stairs rising to the second floor and a radiator.

Bedroom Two

10'2" x 9'2" (3.1 x 2.8)
With a window to the front aspect, built in storage, wooden flooring and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath, low level WC, was hand basin, light/shaver point and a radiator. Storage cupboard housing the gas central heating boiler.

Bedroom One

16'8" x 9'5" (5.10 x 2.89)
With dual aspect windows to the side and rear, eave storage and a radiator. Access to a small loft area.

Workshop

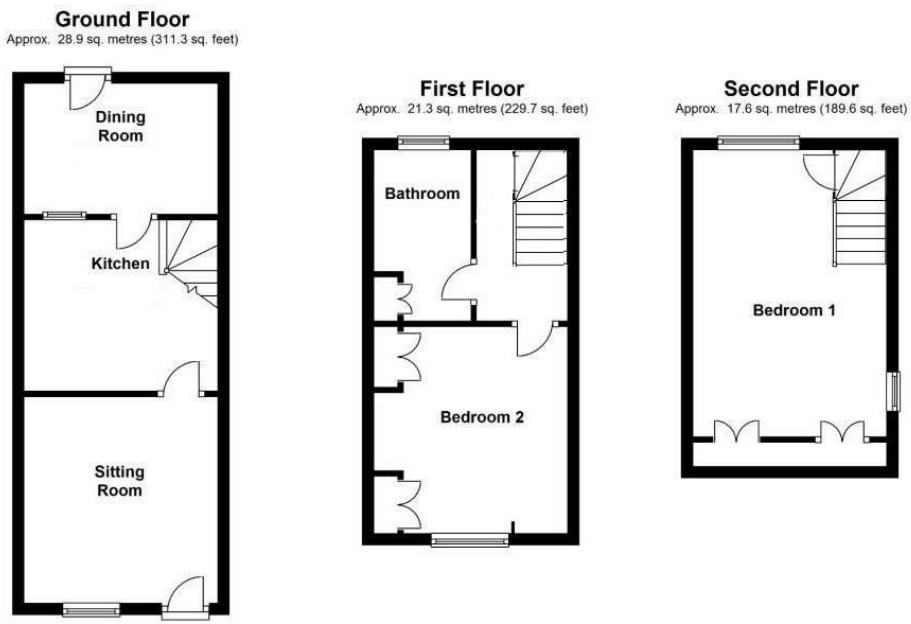
11'7" x 9'6" (3.55 x 2.92)
Window and double doors.

Outside

Directly to the rear of the property is the workshop. A shared path (with two neighbouring properties) leads to a private garden which has been enclosed, greenhouse, shed and patio areas.

Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. There is right of way along the path to access your private garden. The electrics were last checked in 2023.



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Plan produced using PlanUp.



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

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