

13 BINCOMBE DRIVE

Crewkerne, TA18 7BE

Guide Price £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious and well presented three bedroom semi-detached home situated in a popular location. The accommodation in brief comprises entrance hall, cloakroom, sitting room, dining room and kitchen. Upstairs, three bedrooms and a bathroom. Outside there is ample driveway parking and a garage, to the rear the garden is a good size. The property is being sold with no onward chain.

Situation

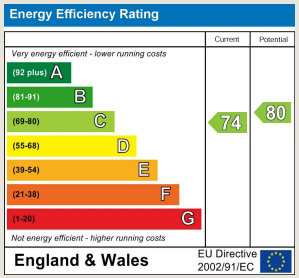
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Hall
Radiator, stairs rising to the first floor and a storage cupboard under.

Cloakroom
Suite comprising low level WC and a wash hand basin with tiled splashbacks.

Sitting Room
15'7" x 10'8" (4.76 x 3.27)
With a window to the front aspect, television point, radiator and an arch into:

Dining Room
7'10" x 7'10" (2.41 x 2.41)
French doors opening out into the garden and a radiator.

Kitchen/Breakfast Room
17'9" x 8'7" (5.43 x 2.62)
With two windows to the side aspects and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, built in hob, double oven and slimline dishwasher. Space for fridge/freezer and washing machine. Spotlights, radiator, breakfast bar and tiling to all splash prone areas.

Landing
With a window to the side aspect and a storage cupboard.

Bedroom One
14'11" x 8'9" (4.55 x 2.68)
With a window to the rear aspect and a radiator.

Bedroom Two
12'0" x 9'8" (3.67 x 2.96)
With a window to the rear aspect and a radiator.

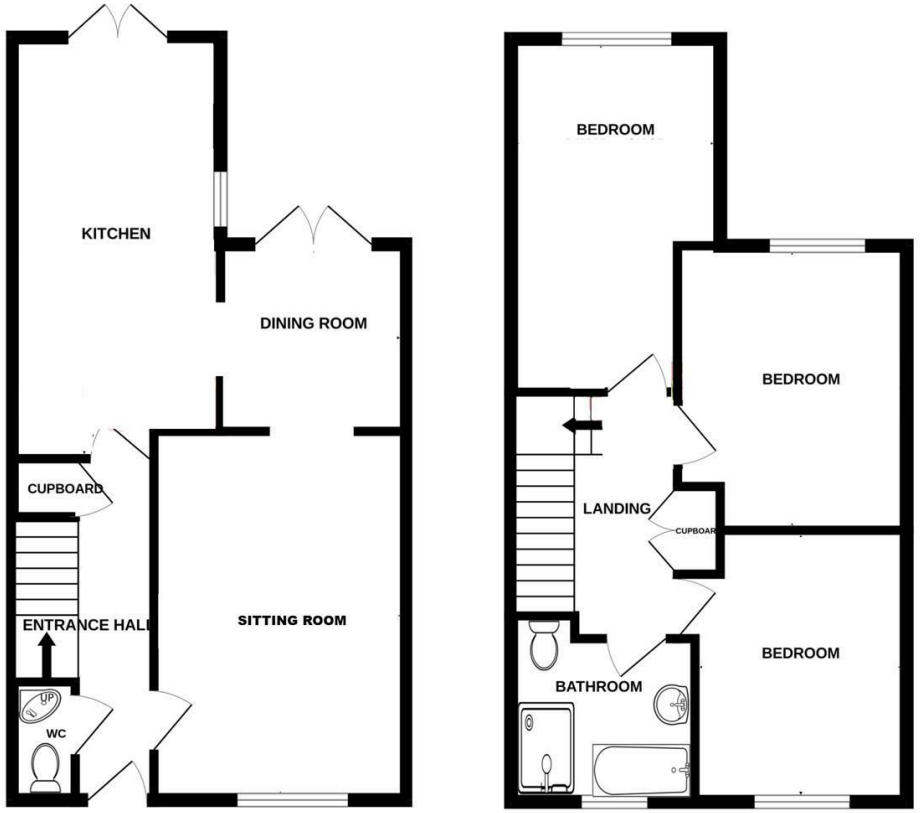
Bedroom Three
11'6" x 8'11" (3.53 x 2.74)
With a window to the front aspect and a radiator.

Bathroom
With a window to the front aspect. Suite comprising

Outside
To the front there is a grass area, driveway parking leads to the garage. To the rear the garden is a great size, terraced, mainly laid to lawn, flower borders, pedestrian door into the garage and patio abutting the rear of the property.

Garage
22'9" x 11'4" (6.94 x 3.47)
Up and over door garage door with pedestrian door to side, rear pedestrian door to garden. Light and power connected.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The property is being sold with no onward chain.





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)

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