



Property Location

This two-bedroom semi-detached property is situated in a new residential area of Crewkerne. The town benefits from many amenities such as shops, restaurants, a primary school as well as a hospital which is all within walking distance or a short drive. The nearby railway station links Crewkerne to Exeter and London Waterloo.

4 Reader Mews, Crewkerne, TA18 8FJ

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330932)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Reader Mews, Crewkerne

Offers In Region Of £250,000

4 Reader Mews Crewkerne TA18 8FJ

Key features:

- Modern Two-bedroom Semi-Detached House
- Desirable and Peaceful Setting
- No Onward Chain
- High Spec Kitchen
- Private Garden
- Ground Floor W/C
- Two Allocated Parking Spaces
- Ensuite and Fitted Wardrobes
- 7 Years Remaining on NHBC Building Warranty

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This modern two-bedroom semi-detached property is situated in the historic market town of Crewkeme. The property features a sitting room, kitchen, cloakroom, two double bedrooms, ensuite, bathroom, private garden and two allocated parking spaces. The property is beautifully presented and tastefully decorated throughout. In like-new condition and ready to be moved straight into. Ideal for first time buyers. Being sold with no onward chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall that provides access to the sitting room, kitchen, cloakroom and the stairs which rise ahead to the first-floor landing. The hall way is neutrally decorated and has grey carpet flooring.

SITTING/DINING ROOM 13' 1" x 16' 4" (4.0m x 5.0m) A generous living space with double glazed French doors opening into the rear garden. Understairs storage cupboard. Space for dining table and chairs. The room is neutrally decorated with a navy-blue feature walls and grey carpet flooring. One radiator.

KITCHEN 10' 5" x 5' 10" (3.2m x 1.8m) A modern kitchen with ample wooden work surfaces with an inset black granite effect basin and drainer. Integrated fridge/freezer, dishwasher, washing machine, electric oven with gas hob and cooker hood above. Undercabinet lighting and Integral plinth heating. Cupboard housing the combi boiler. Double glazed window to the front of the property.

CLOAKROOM 5' 2" x 2' 11" (1.6m x 0.9m) The downstairs cloakroom is fitted with a two-piece suite comprising of a white w/c and hand basin. Neutral walls and LVT

flooring. Obscure double-glazed window to the front. One radiator.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms, bathroom and the loft hatch above. Neutrally decorated walls, grey carpet and white wooden banister. One radiator.

BEDROOM ONE 10' 2" x 9' 10" (3.1m x 3.0m) A generous double bedroom with attached ensuite. Double glazed window overlooking the rear garden. Stylishly decorated walls and grey carpet. One radiator.

ENSUITE 9' 10" x 3' 3" (3.0m x 1.0m) The ensuite is complete with a modern three-piece suite that comprises of a white w/c, hand basin and walk-in shower cubicle. Wall-mounted vanity mirror. Neutral walls and LVT flooring. One radiator.

BATHROOM 5' 10" x 6' 6" (1.8m x 2.0m) A modern bathroom with a three-piece suite consisting of a white w/c, hand basin and bathtub. Partial grey tiled walls and LVT flooring. One radiator.

BEDROOM TWO 8' 2" x 10' 5" (2.5m x 3.2m) A good-sized double bedroom with a built-in double wardrobe with mirrored sliding doors. Storage cupboard. Neutrally decorated walls and grey carpet. Two Double glazed windows to the front of the property. One radiator

OUTSIDE: To the front of the property are two allocated parking spaces, electric vehicle charging point and side gated access to the rear. To the rear of the property is a private and enclosed garden which is laid with patio and artificial grass creating the perfect low maintenance suntrap. External lighting, electrical point and water outlet.

ADDITIONAL INFORMATION:
Tax Band: B - EV Charging Point - 7 Years Remaining on NHBC Development Warrantee - Annual Grounds Service Charge: £156.00

