



10 TANNERY COURT

Crewkerne, TA18 7AY

Offers Over £200,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom end terrace home situated in a very convenient location within walking distance of the Town Centre, amenities and Schools. The accommodation in brief comprises entrance hall, cloakroom, kitchen, sitting/dining room and conservatory, Upstairs, two bedrooms and a bathroom. To the rear the garden is enclosed and there are two allocated parking spaces. The property has been a successful rental, and is being offered for sale with no onward chain.

Situation

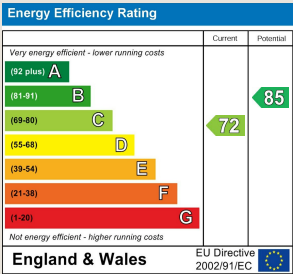
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

South Somerset Council Tax Band: B
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall

Door into:

Cloakroom

With a window to the front aspect. Suite comprising low level WC, corner wash hand basin with tiled splashbacks and a radiator.

Sitting/Dining Room

19'6" × 15'8" (5.95 × 4.80)

With a window to the front aspect. Electric fire, two radiators, stairs rising to the first floor with a storage cupboard under.

Kitchen

8'4" × 7'5" (2.56 × 2.27)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, integrated gas hob, electric oven and an extractor fan over. Space for fridge/freezer and washing machine. Modern splashbacks.

Conservatory

5'10" × 5'10" (1.80 × 1.80)

With windows to the side and rear and a door opening out into the garden. Radiator.

Landing

With a window to the side aspect, access to the loft and a storage cupboard.

Bedroom One

12'0" × 9'4" (3.66 × 2.86)

With a window to the front aspect, built in storage cupboard and a radiator.

Bedroom Two

9'1" × 7'4" (2.79 × 2.25)

With a window to the rear aspect, built in storage cupboard and a radiator.

Bathroom

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

Outside

The rear garden is enclosed, mainly laid to shingle and patio for ease of maintenance, shed and side access.

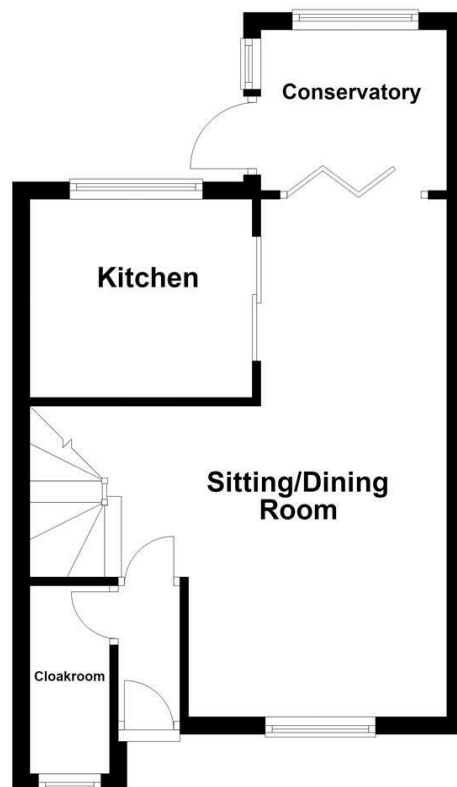
Parking

There is two allocated parking spaces.

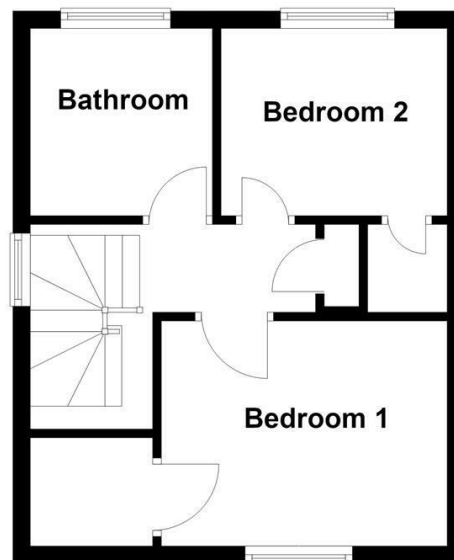
Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The electrics were last checked in 2025. The property is freehold but if there is any major works to be carried out then the sellers will be asked to contribute towards this on a percentage basis alongside the other houses and flats.

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)

