

12 PATCH PLACE

Crewkerne, TA18 8FP

Offers Over £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three bedroom semi - detached home located in the popular Wool Gardens development. The accommodation in brief comprises entrance hall, sitting room, inner hall, pantry, cloakroom and kitchen/dining room. On the first floor, three bedrooms, ensuite to the master and a family bathroom. Outside there is driveway parking and to the rear the garden has been beautifully landscaped by the current owners, a summer house and shed.

Situation

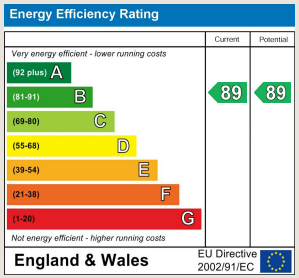
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

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: C
Tenure: Freehold
EPC Rating: B













PROPERTY DESCRIPTION

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

Sitting Room
13'11" x 12'2" (4.25 x 3.71)
With a window to the front aspect and a radiator.

Inner Hall
Large pantry cupboard.

Cloakroom
Suite comprising low level WC, wash hand basin with modern splashbacks and a radiator.

Kitchen/Dining Room
15'6" x 9'4" (4.73 x 2.86)
With a window to the rear aspect and french doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainer, space for washing machine, tumble dryer and fridge/freezer. Electric double oven, hob and extractor fan over. Wall mounted gas central heating boiler, radiator and modern splashbacks.

Landing
Radiator and access to the loft.

Bedroom One
10'2" x 9'2" (3.1 x 2.8)
With a window to the front aspect, radiator and built in wardrobes.

Ensuite
With a window to the front aspect. Suite comprising shower cubicle, wash hand basin, low level WC, extractor fan, heated towel rail and tiling to all splash prone areas.

Bedroom Two
10'10" x 8'6" (3.31 x 2.6)
With a window to the rear aspect, built in wardrobes and a radiator.

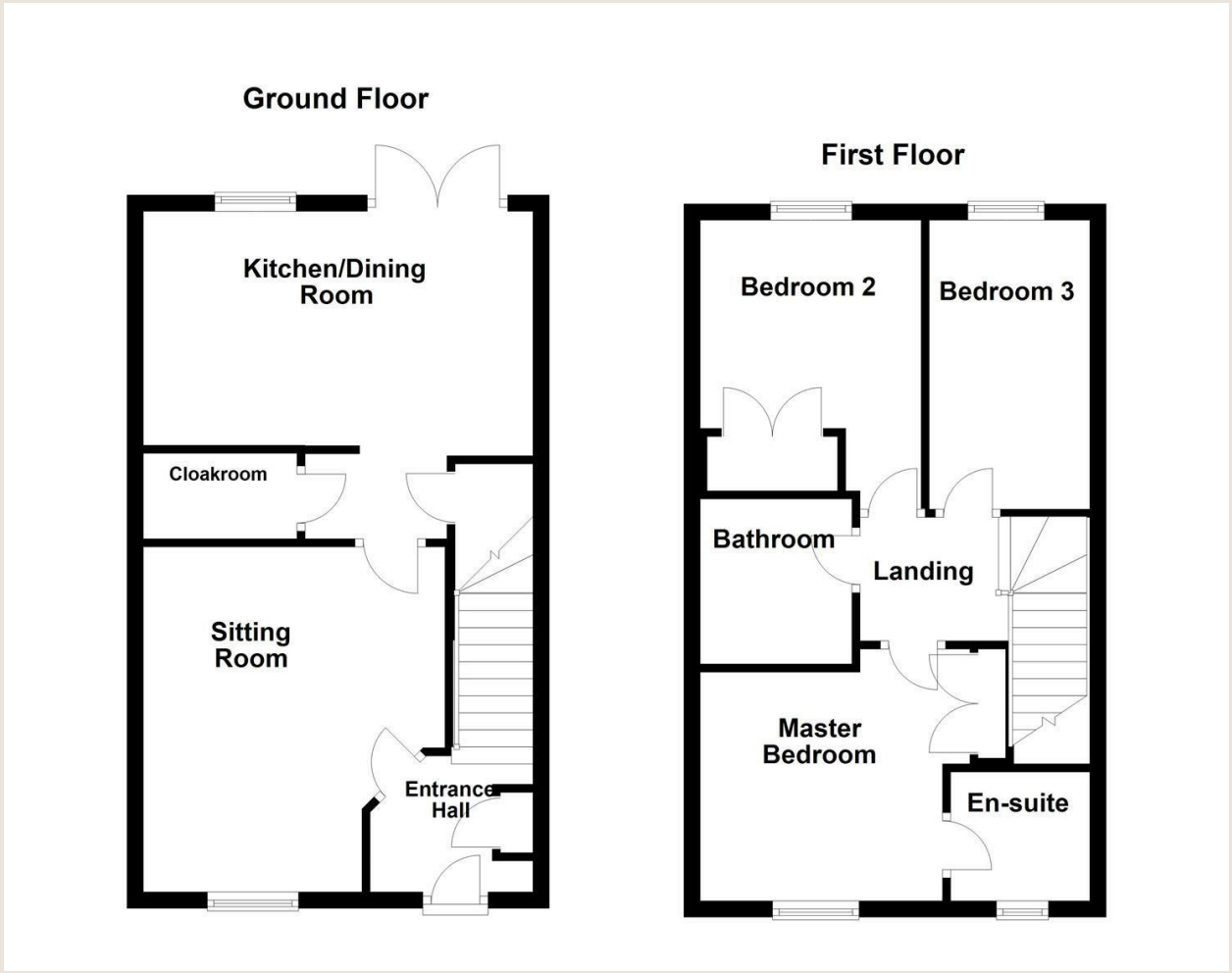
Bedroom Three
11'9" x 6'6" (3.59 x 2.00)
With a window to the rear aspect and a radiator.

Bathroom
Suite comprising panelled bath, low level WC, wash hand basin, heated towel rail, extractor fan, and tiling to all splash prone areas.

Summerhouse
9'9" x 7'10" (2.99 x 2.40)

Outside
The front and rear gardens have been beautifully landscaped, ample driveway parking, pedestrian gate leads to the rear garden which enjoys a southerly aspect, lawn, shingle areas, raised flower beds, shed and patio abutting the rear of the property.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. There is an electric charging unit outside the wall by the driveway. There is one solar panel which is owned outright. The gas central heating boiler was installed in November 2024. The property was built in 2024 and the remainder of the NHBC will be left at the property.





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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