

25 BROADSHARD

Crewkerne, TA18 7NF

Guide Price £235,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious two bedroom end terrace home situated on the edge of Crewkerne with the benefit of good size garden and driveway parking. The accommodation in brief comprises entrance hall, sitting room, dining room, kitchen, cloakroom, two bedrooms and a bathroom. To the rear the garden is a lovely size with large shed and summerhouse, there is a hard standing for parking. The property is being sold with no onward chain.

Situation

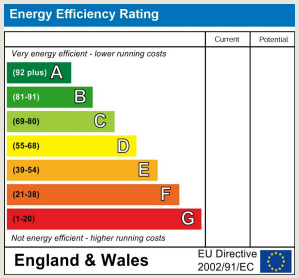
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Entrance Hall
Flagstone flooring, radiator and stairs rising to the first floor.

Sitting Room
11'1" x 10'4" (3.39 x 3.17)
With a window to the front aspect, gas fire, built in storage and a radiator.

Dining Room
14'2" x 11'0" (4.34 x 3.36)
With a window to the rear aspect, Aga (not tested) and flagstone flooring. There is a large larder with ample storage housing boiler and room for freezer with a window to the side, large understairs cupboard.

Kitchen
13'7" max x 8'2" (4.16 max x 2.51)
With two windows to the side aspect and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated electric oven, hob and an extractor fan over. Built in fridge/freezer. Space for washing machine, dishwasher,, radiator and tiling to all splash prone areas.

Cloakroom
With a window to the side aspect and a low level WC.

Landing
Loft access with ladder.

Bedroom One
17'6" x 9'8" (5.34 x 2.96)
With two windows to the front aspect, built in wardrobe, feature fireplace and a radiator.

Bedroom Two
12'0" x 8'4" (3.66 x 2.55)
With a window to the rear aspect and a feature fireplace.

Shower Room
With a window to the rear aspect. Suite comprising large shower cubicle, low level WC, wash hand basin with vanity storage, radiator and modern splashbacks.

Outside
To the front the garden is laid to shingle, mature shrubs and trees, steps lead to the front door. To the rear, the garden is initially laid to shingle, flower borders, a hard standing for parking and a large shed and summerhouse.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. There is a pedestrian right of way for the neighbouring 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)

MAYFAIR TOWN & COUNTRY

CERTIFIED AND ACCREDITED BY propertymark
propertymark cmp Client Money Protection
The Property Ombudsman