

Tenure: Freehold

Council Tax: Band B

Energy Performance Rating: Band D

Services: Mains Electric, Water and Drainage.

**Viewing**

Strictly by appointment only via sole selling agents Tarr Residential Chard on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

**Guide Price: £195,000**  
**Henley View, Crewkerne, Somerset**  
**TA18 8JD**

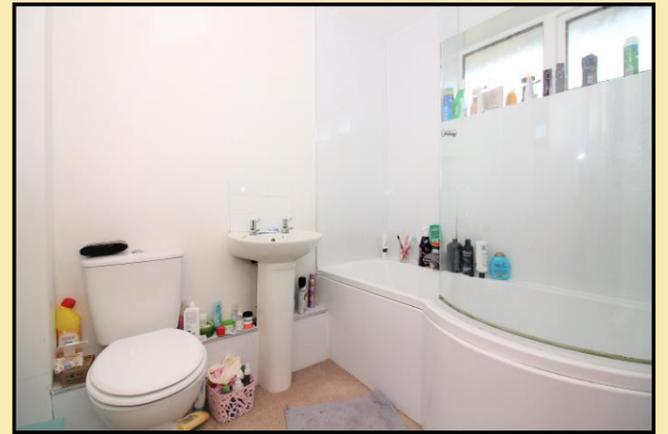
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**32 Henley View,  
Crewkerne,  
Somerset  
TA18 8JD**

**Guide Price: £195,000**

- End Terrace Property
- Edge of Town Location
- Superb Countryside Views
- 3 Bedrooms
- 22ft Sitting/Dining Room
- Fitted Kitchen
- Cloakroom
- Modern White Suite Bathroom
- Double Glazing & Electric Heating
- Front & Enclosed Rear Garden

**An end of terrace 3 bedroom property situated in a cul-de-sac location on the very edge of Crewkerne with superb views over open countryside. The property comprises; entrance porch with good size store, inner hall, cloakroom, 22ft dual aspect sitting/dining room, modern fitted kitchen and a first floor white suite bathroom. Further benefits from double glazing, electric heating, front and enclosed rear garden backing onto open fields.**



**Entrance Porch:** 6' 11" x 5' 11" (2.10m x 1.81m)

Approach via a footpath leading to the uPVC part double glazed door opening into the porch with a double glazed window to the side aspect. Door to a good size store and a further double glazed door opening to:

**Inner Hall**

With stairs rising to the first floor, electric night storage heater and a textured ceiling. Door to a good size storage cupboard and a door to:

**Cloakroom:** 6' 0" x 3' 5" (1.84m x 1.05m)

Fitted with a white two piece suite comprising; low level WC and a vanity unit with an inset wash hand basin over and storage cupboard below. Obscure double glazed window into the porch and a wall mounted electric fuse-box and meter.

**Kitchen:** 9' 10" x 8' 6" (2.99m x 2.59m)

Fitted with a range of white fronted wall and base units, rolled edge worktops over and all complemented by tiled splash-backs. Inset stainless steel bowl and drainer with mixer tap over. Built-in Lamona oven with a ceramic hob and stainless steel chimney style extractor over. Built-in Lamona slim-line dishwasher, space and plumbing for a washing machine, space for an upright fridge/freezer. Double glazed window to the rear aspect, tiled flooring, textured and coved ceiling.

**Sitting/Dining Room:** 22' 10" x 10' 6" (6.95m x 3.19m)

A dual aspect room with double glazed windows to the front and rear. Wood effect laminate flooring, electric night storage heater, TV and telephone points, textured and coved ceiling.

**First Floor Landing**

With access to the roof void, built-in cupboard housing the hot water cylinder tank and immersion heater.

**Bedroom 1:** 11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed window to the rear aspect with views over open fields. Coved ceiling.

**Bedroom 2:** 10' 8" x 10' 7" (3.25m x 3.22m)

Double glazed window to the front with views over open fields. Coved ceiling.

**Bedroom 3:** 9' 11" x 8' 6" (3.02m x 2.60m)

Double glazed window to the rear aspect and a telephone point.

**Bathroom:** 7' 5" x 6' 9" (2.27m x 2.06m) (max)

Fitted with a modern white three piece suite comprising; 'P' shaped panel bath with a glass curved screen, taps and a wall mounted Mira electric shower over. Wash hand basin and pedestal with taps over. Low level WC. Part laminate panelled walls, electric heater, extractor and an obscure double glazed window to the front aspect.

**Outside**

The front of the property is approached via a footpath leading to the main entrance porch. the garden is mainly laid to lawn. The path continues to the side of the property to give access to:

The rear garden is fully enclosed by timber fencing and a mature hedge. A paved patio is accessed from the kitchen door and two steps rise to the main lawn. Space for a timber shed is to one corner at the rear boundary. Outside water tap and light.

**Agents Note**

Please be aware that the land adjacent to the property has been outlined for future residential development.