



FOR SALE

Crewkerne, TA18 7AH

£365,000



Full video walk - through



ORCHARDS
ESTATES

Delightful three bedroom detached period family home boasting original features and within easy reach of the popular amenities of Crewkerne with the added benefit of a garage, a useful cellar and attractive countryside views. Offering well presented accommodation comprising a spacious living room with feature open fireplace, a kitchen/diner with log burner, a useful rear lobby and a downstairs toilet. Upstairs are three double bedrooms and a good size bathroom. In addition on the lower ground level is a cellar offering ample additional storage as well as scope to be converted to extra living space. To the rear of the property is a pretty walled garden with gated access to dog walks and countryside walks and to the side of the property is a garage. An early viewing is highly recommended to fully appreciate all that is on offer in this great location.

£365,000



LOCATION

The country town of Crewkerne is set in surrounding countryside and offers an extensive range of shopping facilities including a Waitrose, Lidl, churches of several denominations, leisure centre, schools, bank, building society, inns, restaurants, recently opened boutique hotel/restaurant, doctor and veterinary surgeries, bus services to neighbouring towns and villages and mainline railway station to Waterloo. Yeovil is nine miles, South Petherton five, A303 four, South coast at Lyme Regis twenty three miles and the county town of Taunton (M5 motorway and mainline station to Paddington) eighteen miles. Bruton lies approximately 25 miles with a range of outstanding schools as well as being within easy reach of the sought after attraction of The Newt which is well worth a visit.

Front Approach

Gates to the front lead to steps to the front door with pretty storm porch over. Either side of the steps is an area laid to gravel with space for pots enclosed by wall.

Entrance Hall

Door to front, flagstone flooring, stairs to first floor and doors to:

Living Room - 21' 1" x 12' 1" (6.434m x 3.679m)

Front aspect double glazed window with shutters, rear aspect double glazed window into garage, painted floorboards, flagstone flooring, feature open fireplace and two radiators.

Kitchen/Diner - 22' 0" x 12' 5" (6.703m x 3.781m)

Front and rear aspect double glazed windows, log burner, range of base units with worktops over, shelving, ceramic one and a half bowl sink, space for cooker, plumbing and space for washer/dryer, two radiators, flagstone flooring and door to rear courtyard.

Rear Porch

Door and window to rear, tiled flooring, access to loft space, door to cloakroom and door to garage.

Cloakroom - 6' 4" x 3' 6" (1.943m x 1.069m)

Rear aspect single glazed window, tiled flooring, wash hand basin, WC and radiator.

Cellars

Accessed via a door in the entrance hall under the stairs.

Cellar Room One - 11' 11" x 10' 9" (3.631m x 3.267m)

Power, lighting and shelving.

Cellar Room Two - 11' 6" x 11' 0" (3.500m x 3.354m)

Power, lighting and shelving.

Stairs and Landing

Rear aspect double glazed window, access to the loft (which is boarded and has 2 Velux windows and offers scope for conversion - subject to building regulations), painted floorboards and doors to:

Bedroom One - 16' 11" x 10' 11" (5.167m x 3.325m) at widest point

Two front aspect double glazed windows, painted floorboards, pedestal wash hand basin and radiator.

Bedroom Two - 12' 2" x 10' 9" (3.706m x 3.281m) inc wardrobe

Front aspect double glazed window, painted floorboards, built in wardrobe and radiator.

Bedroom Three - 11' 3" x 9' 10" (3.436m x 2.986m) inc wardrobe

Rear aspect double glazed window, painted floorboards, built in wardrobe and radiator.



Bathroom - 11' 5" x 9' 8" (3.474m x 2.940m)

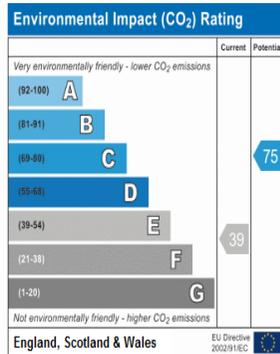
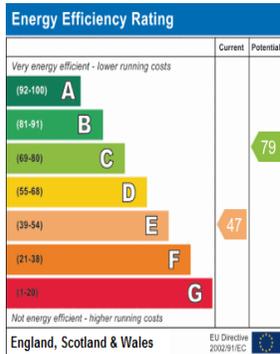
Rear aspect double glazed window, airing cupboard, bath with shower over, wash hand basin with vanity unit, WC, extractor fan and heated towel rail.

Garage - 17' 1" x 9' 10" (5.202m x 2.994m)

Front aspect double glazed window into living room, rear aspect single glazed window, up and over door, personal door to rear porch, power and lighting.

Rear Courtyard

To the rear of the property is a private courtyard garden enclosed by stone wall with space for pots, outside tap and gated access to the garage.

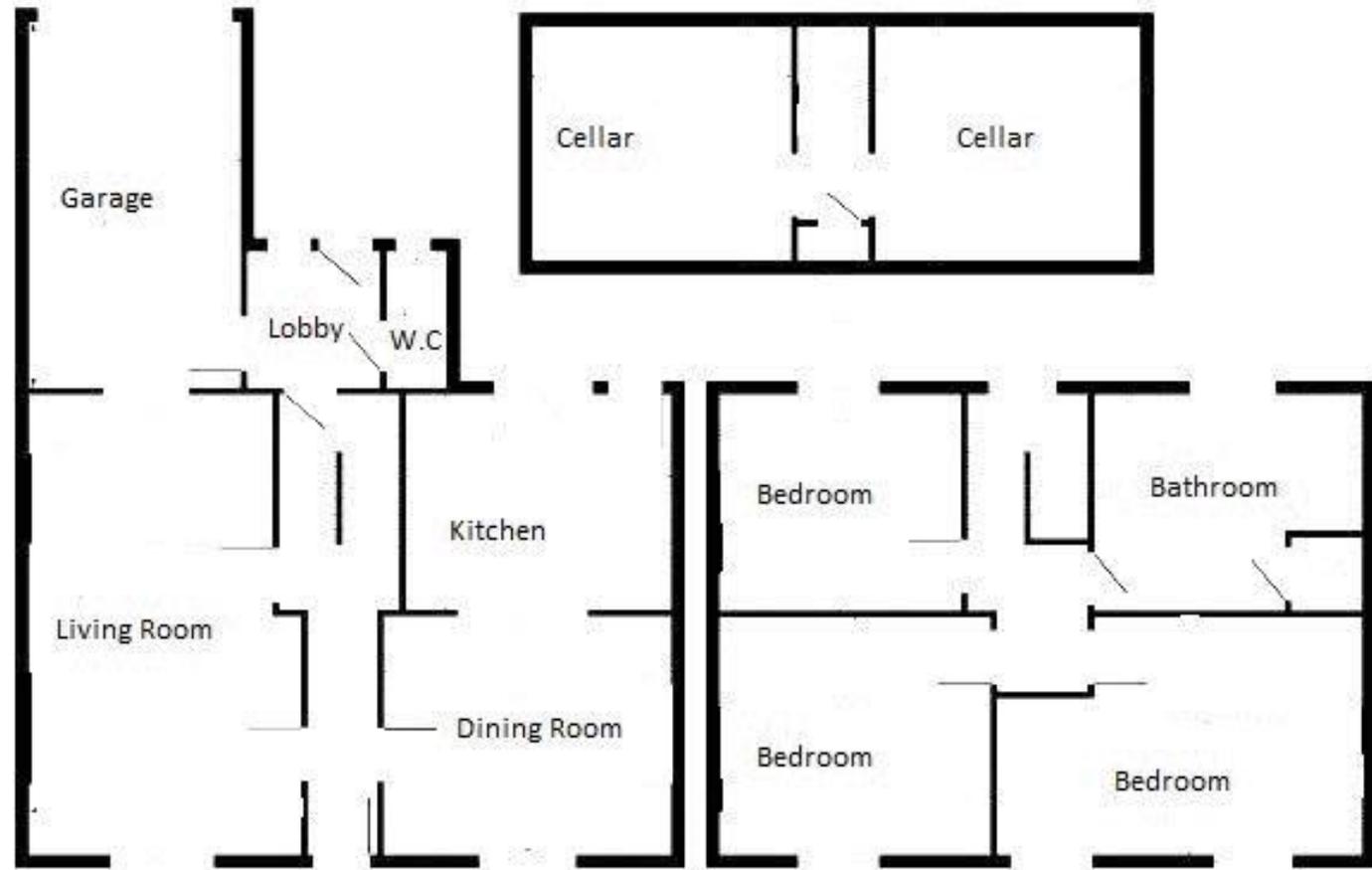


Directions

From Market Square head towards Yeovil on East Street. Follow this as it turns to Mount Pleasant just after the right hand turn into Easthams Road. Take the next left into Mount Pleasant and follow the road round where the property can be found on the left hand side.

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.



Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.