



FOR SALE

Park View, Crewkerne, TA18 8HT

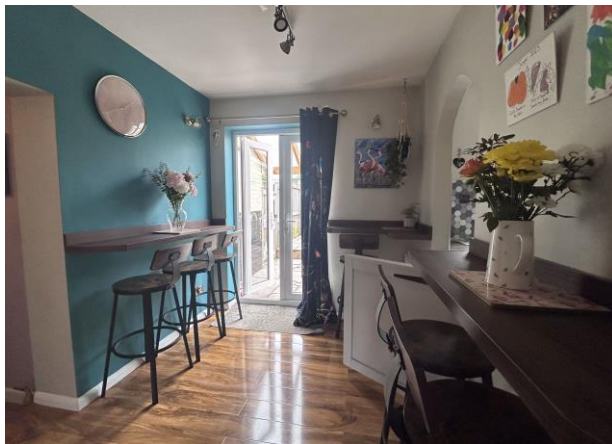
£295,000



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Modern five bedroom end of terrace family home in the sought after residential area of Park View in Crewkerne, which is conveniently situated for nearby schools and amenities. This property offers accommodation comprising of entrance porch, living room, kitchen and utility room, dining room, and two downstairs bedrooms. Upstairs are 3 bedrooms and the family bathroom, along with a attic playroom. This home benefits from gas central heating, a wood burner, and double glazed windows. Early viewing comes highly recommended, dont miss out!

£295,000



LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

Approach

Entrance to this family home is through the off road parking area, up a few steps through the beautifully landscaped low maintenance front garden.

Living Space

You enter this recently renovated family home through a porch, fitted with a UPVC front door and double-glazed front aspect window.

From here you enter the spacious Living Room, again with front aspect doubled glazed window, with a radiator and a wood burner.

Through the living room is the Dining Room which has patio doors with access to the rear garden.

To the right is the kitchen with a handy stable door (to keep the little ones safe whilst cooking). The kitchen has a rear aspect double glazed window, a gas cooker, with plumbing for a dishwasher and washing machine.

Across from the kitchen is the door to the Utility Room, this has room for a fridge and chest

freezer. and the entrance to the rear storage area.

Through the utility room you also have access to the two front downstairs bedrooms, both with front aspect double glazed windows and radiators. One of the front bedrooms has access to the loft space above the extension, which is converted into a playroom, which any child will love.

First Floor

On the first floor you will find three bedrooms. The master bedroom at the front of the property has a built-in wardrobe, along with a front aspect double glazed window.

Bedroom 2 has a rear aspect double glazed window with views over the back garden.

Bedroom 3 is slightly smaller, with front aspect window. All of the bedrooms and the landing have radiators.

On the landing is the airing cupboard and the recently refurbished family bathroom, with a shower over the bath.

Outside Living

The rear enclosed garden is a good manageable size, laid down to an Astro turf lawn, patio, (part sheltered) and a playhouse. There is secure gated access to the rear garden as well.

Material Information

- Freehold Property
- The property sits on a popular residential estate.
- Council Tax Band: B
- EPC Rating: C
- UPVC Double Glazing and doors fitted within the last 2 years.
- Chimney last swept October 2023.
- Mains Drainage, Gas, Water and Electric
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.





Floor 1



Floor 2



Approximate total area⁽¹⁾

99.48 m²

1070.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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