



17 SYCAMORE DRIVE

Crewkerne, TA18 7BT

Guide Price £375,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A nicely extended detached three bedroom bungalow sat on a corner plot with lovely gardens on the popular Wadham Park development. Benefitting from gas central heating, double glazing, driveway parking and garage. One to view and offered with no onward chain.

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

SSDC Council Tax Band: D

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Double glazed front door, airing cupboard, storage cupboard, loft access, radiator.

Sitting Room

16'0" × 11'9" (4.88 × 3.58)

Window to the front and side aspects, fireplace with gas fire, radiator.

Kitchen/Breakfast Room

13'8" × 11'2" (4.17 × 3.40)

Window and door to the rear garden, fitted with a range of units with inset sink/drain unit, fitted oven and microwave, gas hob and extractor over, radiator.

Master Bedroom

15'6" × 13'1" (4.72 × 3.99)

Window to the rear and patio doors to the garden, built in wardrobes to two walls, two radiators, door to:

En-Suite

7'4" × 4'9" (2.24 × 1.45)

Window to the side aspect, shower cubicle, low level W.C, pedestal wash hand basin, heated towel rail, extractor, fully tiled.

Bedroom Two

11'0" × 9'4" (3.35 × 2.84)

Window to the front aspect, radiator.

Bedroom Three

11'0" × 7'5" (3.35 × 2.26)

Window to the side aspect, radiator.

Bathroom

8'2" × 4'9" (2.49 × 1.45)

Window to the side aspect, large shower tray, low level W.C, pedestal wash hand basin, radiator, tiled.

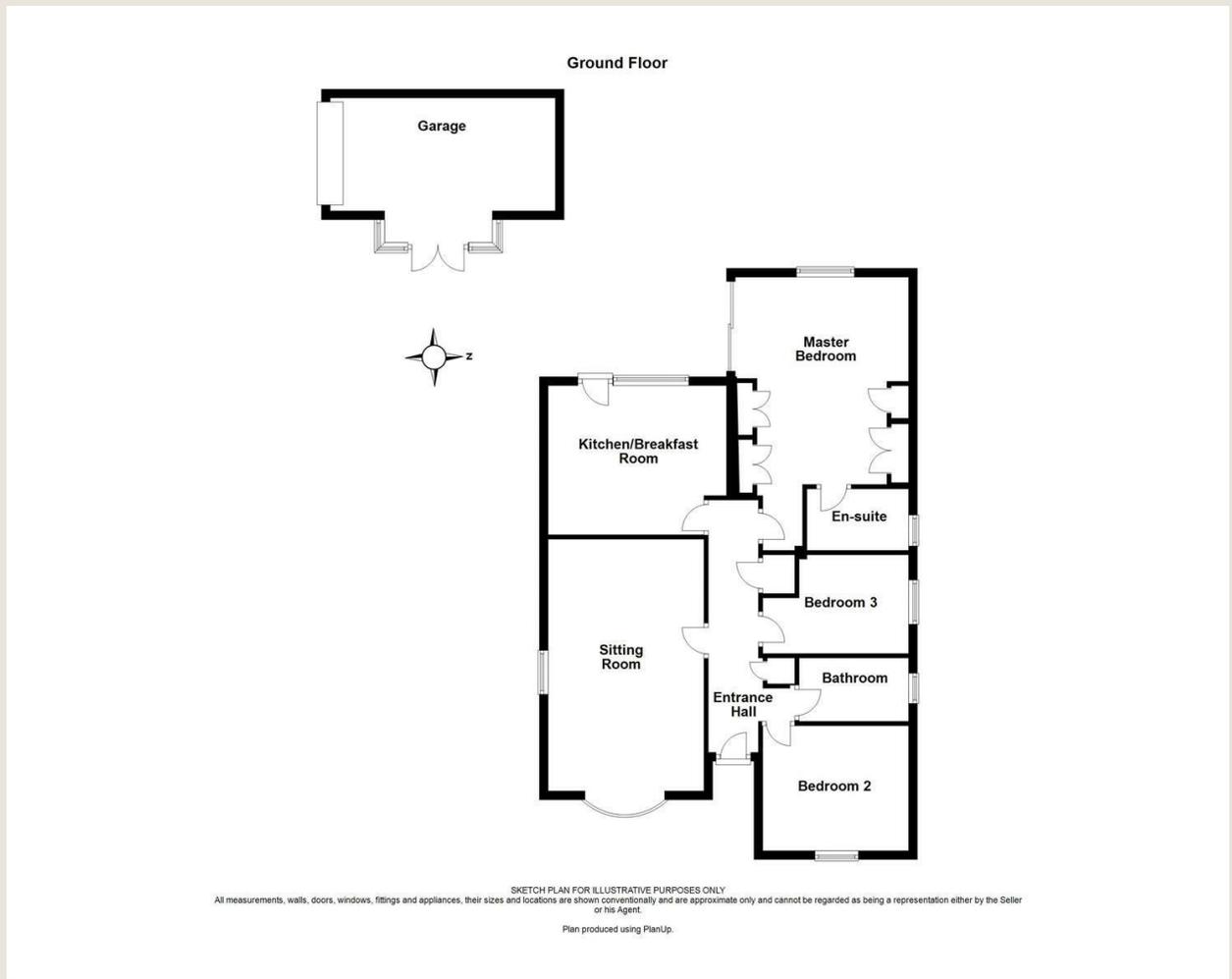
Outside

Lovely corner plot garden mainly laid to lawn with driveway parking and side gate to rear garden. Fully enclosed with sheds and greenhouse, patio areas and pedestrian door to the garage.

Garage

17'0" × 10'11" (5.18 × 3.33)

Electric roller door, light and power connected, side patio doors to the garden.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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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)

