



**38 WINYARDS VIEW**

Crewkerne, TA18 8JA

**Asking Price £325,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom semi detached bungalow situated in a popular location within reach of amenities. The property consists of three bedrooms, shower room, conservatory, off road parking, garage and front and rear gardens.

## 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: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Side Porch

6'1 × 3'4 (1.85m × 1.02m)

Double glazed door to from covered porch. Door to Kitchen

## Sitting/Dining Room

21'1 × 15'9 (6.43m × 4.80m)

Front aspect double glazed window and door. electric fire. two radiators.

## Kitchen

12'9 × 9'9 (3.89m × 2.97m)

Front and side aspect double glazed windows. Fitted base/wall units. Roll top work surfaces. 1 1/2 bowl sink/drain. Built in double oven, gas hob and fridge/freezer. Space for washing machine. Storage cupboard. Radiator.

## Conservatory

11 × 9 (3.35m × 2.74m)

French doors to garden, wall heater, fitted blinds.

## Hallway

Two airing cupboards. Access to loft. Radiator.

## Bedroom One

13'1 × 10'5 (3.99m × 3.18m)

Rear aspect double glazed windows. Built in wardrobes to one wall. Radiator

## Bedroom Two

10'9 × 9'8 (3.28m × 2.95m)

Rear aspect double glazed window. Radiator

## Bedroom Three

9'8 × 9'1 (2.95m × 2.77m)

Radiator, french doors to the conservatory.

## Shower Room

9'4 × 5'5 (2.84m × 1.65m)

Side aspect obscure double glazed windows. Fitted shower cubicle, pedestal hand basin, Toilet. Towel rail.

## Outside

Front garden with driveway parking. Side gated further covered parking area. leading to the garage/workshop with light/power connected and side door to the rear garden. Rear garden with fencing, laid to grass with borders and partially laid to raised patio area. Timber shed.



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

**01460 74200**

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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)

