



## 5 HENLEY VIEW

Crewkerne, TA18 8JD

Price Guide £240,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A spacious three bedroom house situated on the edge of Crewkerne close to countryside walks and convenience store and having double glazed windows and gas central heating. On street parking.

## 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

Somerset County Council Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	69
(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	

# PROPERTY DESCRIPTION

## Porch

6'10 × 6 (2.08m × 1.83m)  
Front door, meter cupboard.

## Utility Cupboard

Space and plumbing for washing machine.

## Inner Hall

Stairs to the first floor with storage under, walk in store cupboard, radiator.

## Cloakroom

Window to the front aspect, low level W.C, wash hand basin.

## Sitting/Dining Room

23'4 × 10'5 (7.11m × 3.18m)  
Window to the front aspect and french doors to the rear garden. Two radiators.

## Kitchen

9'9 × 8'6 (2.97m × 2.59m)  
Window and door to the rear garden, range of fitted units with worktop, built in oven and hob, space and plumbing for dish washer and fridge freezer. Wall mounted gas central heating boiler.

## First Floor Landing

Airing cupboard, loft access.

## Bedroom One

11'11 × 10'8 (3.63m × 3.25m)  
Window to the rear aspect, radiator.

## Bedroom Two

10'7 × 10'6 (3.23m × 3.20m)  
Window to the front aspect, built in cupboard, radiator.

## Bedroom Three

9'11 × 8'6 (3.02m × 2.59m)  
Window to the rear aspect, radiator.

## Bathroom

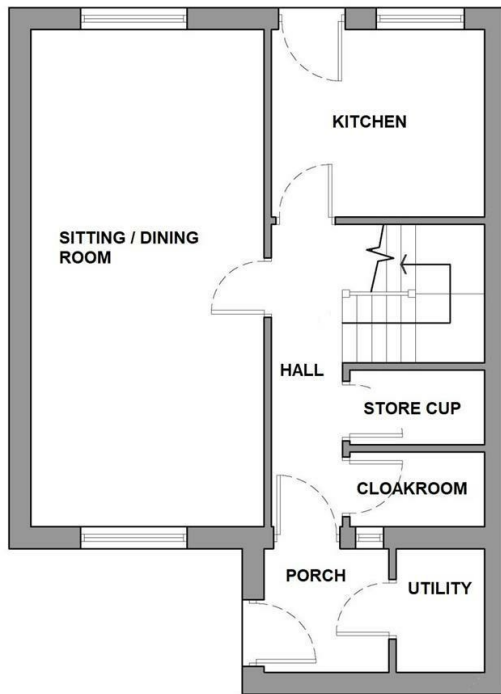
7'6 × 6'5 (2.29m × 1.96m)  
Window to the front aspect, panel bath with shower mixer tap, low level W.C, vanity unit with wash hand basin, heated towel rail.

## Outside

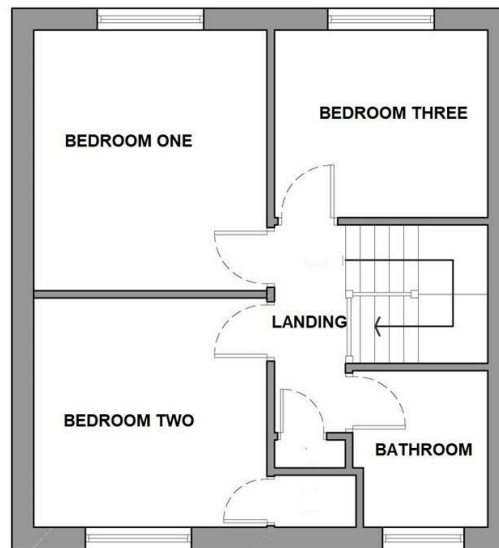
Front garden laid to lawn with path to the front door. The rear garden is a good size mainly laid to lawn with patio area and rear gate.

## Agents Note

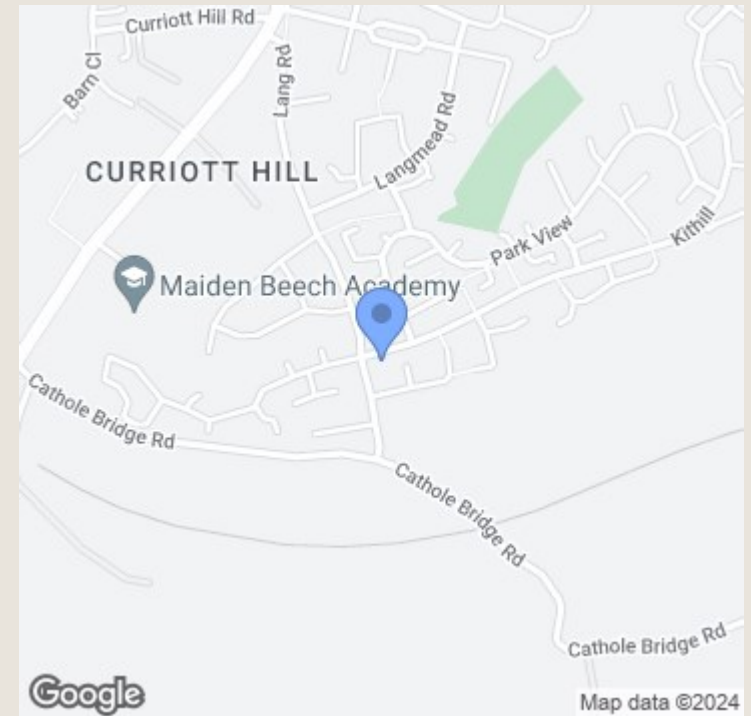
Council Tax Band B. Broadband speed FTTC. Mains gas, water, drainage and electricity.



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



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

**01460 74200**

[crewkeme@mayfairproperties.net](mailto:crewkeme@mayfairproperties.net)

**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)

