



25 JUBILEE CLOSE

Crewkerne, TA18 8FD

Offers In Excess Of £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom end terrace home situated in a popular residential development. The accommodation comprises entrance hall, cloakroom, kitchen, three bedrooms and a bathroom. Outside the rear garden is enclosed and there is two allocated parking spaces. No 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

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) A		
(81-91) B	81	
(69-80) C		
(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

Entrance Hall

Stairs rising to the first floor and a radiator.

Cloakroom

With a window to the front aspect. Suite comprising low level WC, wash hand basin with tiled splash backs and a radiator.

Sitting Room

17'7 × 13'5 (5.36m × 4.09m)

With windows to the front and side aspects, television point and a radiator.

Kitchen

12'8 × 8'11 (3.86m × 2.72m)

With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, integrated electric oven, hob and an extractor fan over. Space for washing machine, dishwasher and fridge/freezer. Wall mounted gas central heating boiler, under stairs storage cupboard and tiling to all splash prone areas.

Bedroom One

13'7 × 10'8 (4.14m × 3.25m)

With windows to the front and side aspects, television point and a radiator.

Bedroom Two

9'6 × 9'2 (2.90m × 2.79m)

With a window to the front aspect, built in wardrobe, television point and a radiator.

Bedroom Three

9'8 × 6'6 (2.95m × 1.98m)

With a window to the rear aspect, television point and a radiator.

Bathroom

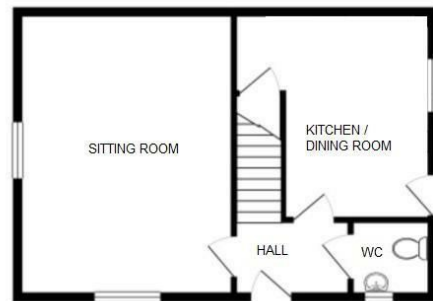
With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, shaver point, radiator and tiling to all splash prone areas.

Outside

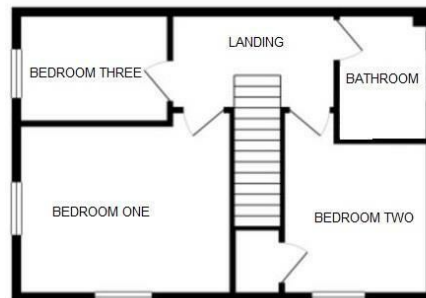
To the rear the garden is enclosed, lawn, gravel and patio abutting the rear of the property. There is a gate allowing access to the two allocated parking spaces.

Agents Note

We understand that the property benefits from the remainder of a 10 year NHBC warranty commencing from 2015. There is a maintenance charge of £140 per year. Council Tax Band C. Mains gas, water, drainage and electricity. Broadband speed, FTTC.



GROUND FLOOR



FIRST FLOOR



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

01460 74200

crewkerne@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)

