



**16 SYCAMORE DRIVE**

Crewkerne, TA18 7BT

**Price Guide £280,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A two bedroom detached bungalow situated in a popular residential area. The accommodation in brief comprises entrance hall, sitting room, an arch into the dining room, kitchen, conservatory, inner hall, two bedrooms and a shower room. Outside there is an enclosed rear garden and driveway parking leads to the garage. 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

Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	

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## Entrance Hall

Door to the side aspect and a door into the sitting room.

## Sitting Room

16'0 × 11'02 (4.88m × 3.40m)

With a window to the front aspect, electric fire, television point and a radiator.

## Dining Room

7'10 × 7'04 (2.39m × 2.24m)

Archway from the sitting room, radiator and French doors to the rear opening out into the conservatory.

## Kitchen

8'04 × 7'10 (2.54m × 2.39m)

With a window to the rear aspect and a door to the side opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, electric oven, microwave, hob, dishwasher and fridge/freezer. Space for washing machine, wall mounted gas central heating boiler and tiling to all splash prone areas.

## Conservatory

16'02 × 9'06 (4.93m × 2.90m)

Built of uPVC construction, windows to the side and rear, radiator and patio doors to the rear.

## Inner Hall

Airing cupboard housing the hot water cylinder and access to the loft.

## Bedroom One

10'03 × 10'01 (3.12m × 3.07m)

With a window to the front aspect, fitted wardrobe and a radiator.

## Bedroom Two

9'10 max × 7'05 (3.00m max × 2.26m)

With a window to the rear aspect, fitted wardrobe and a radiator.

## Shower Room

With a window to the side aspect. Suite comprising walk in shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

## Outside

To the front the garden is laid to shingle, shrubs and driveway parking leads to the garage. To the rear there is a gate, two sheds and patio for ease of maintenance.

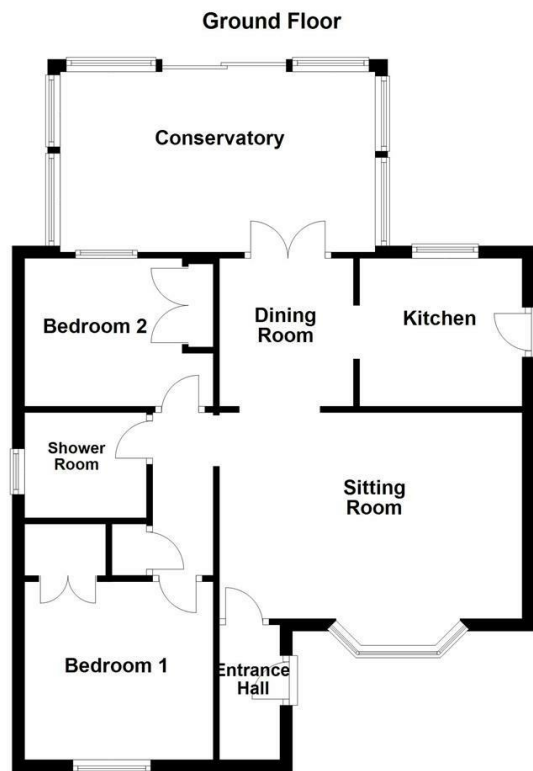
## Garage

16'5 × 8'3 (5.00m × 2.51m )

Electric door, light and power connected.

## Agents Note

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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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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.
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 Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

