



12 ASHLANDS ROAD

Crewkerne, TA18 7BB

Price £285,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom detached bungalow situated in a popular area, the property benefits from gas central heating and no onward chain. The accommodation in brief comprises entrance hall, cloakroom, sitting room, kitchen/dining room, two bedrooms and a shower room. Outside there are gardens to the front and rear.



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: D
Tenure: Freehold
EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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

Storage cupboard, radiator and access to the loft.

Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashback and a radiator.

Sitting Room

15'2 x 11'7 (4.62m x 3.53m)

With a window to the side aspect and patio doors to the rear opening out onto the garden. Television point and a radiator.

Kitchen/Dining Room

15'4 max x 15'2 max (4.67m max x 4.62m max)

With two windows to the rear and side aspects and a door to the rear opening out onto the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drainers, electric cooker with extractor fan over, space for washing machine, dishwasher and under counter fridge. Coving, spotlights, radiator and tiling to all splash prone areas.

Bedroom One

11 x 9'4 (3.35m x 2.84m)

With a window to the front aspect and a radiator.

Bedroom Two

12 x 11'6 (3.66m x 3.51m)

With a window to the front aspect and a radiator.

Shower Room

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

Outside

To the front the garden is enclosed by fencing, mainly laid to slate chippings for ease of maintenance and a paved path to the front door. To the rear, two sheds, decked area, slate chippings, summerhouse, flower borders and patio abutting the rear of the property. There is a gate which leads to the garage, situated behind the property.

Agents Note

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

Ground Floor

Approx. 74.9 sq. metres (806.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.4 sq. feet)

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Plan produced using PlanUp.



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

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IMPORTANT NOTICE

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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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