



11 PARKLAND WALK

Crewkerne, TA18 8HR

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom semi-detached bungalow, situated in a popular location. The accommodation in brief comprises entrance hall, sitting room, kitchen, two bedrooms and a bathroom. Outside, there are gardens to the front and rear 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: B
 Tenure: Freehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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

Radiator, two storage cupboards and access to the loft.

Sitting Room

17'5 × 10'4 (5.31m × 3.15m)

With a window to the front aspect and a radiator.

Kitchen

8'10 × 8'3 (2.69m × 2.51m)

With a window to the front aspect and a door opening out into the garden.

Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, space for cooker, washing machine and fridge/freezer. Radiator and tiling to all splash prone areas.

Bedroom One

12'5 × 10'5 (3.78m × 3.18m)

With a window to the rear aspect and a radiator.

Bedroom Two

9'1 × 8'3 (2.77m × 2.51m)

With a window to the rear aspect and a radiator.

Bathroom

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

Outside

The property enjoys a tucked away position and is approached via a footpath at the front, the garden is mainly laid to lawn and a paved path leading the front door and continuing to the side of the property to the rear garden. The rear garden is fully enclosed, mainly laid to lawn and a paved path leads to the parking area.

Garage

16'10 × 8'8 (5.13m × 2.64m)

Up and over door with driveway parking in front.



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)

