



**210 PARK VIEW**

Crewkerne, TA18 8JL

**Price Guide £325,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented four bedroom detached family home tucked away in a cul-de-sac location. The accommodation in brief comprises entrance hall, cloakroom, kitchen, side lobby, sitting room, dining room, four bedrooms, study and a bathroom. Outside driveway parking leads to the garage and an enclosed garden to the rear.

## Situation

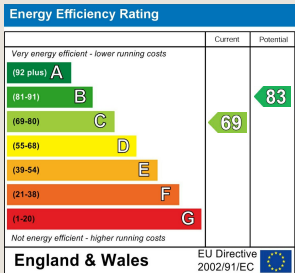
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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



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## Entrance Hall

Radiator, parquet flooring, stairs rising to the first floor and storage under.

## Cloakroom

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

## Sitting Room

16'4 × 15'11 max (4.98m × 4.85m max)

With a window to the rear aspect and patio doors opening out onto the garden. Television point, two radiators, a gas fire (currently not being used.) parquet flooring.

## Kitchen

9'10 × 9'10 (3.00m × 3.00m)

With a window to the front aspect. Fitted kitchen comprises wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, wall mounted gas central heating boiler, space for cooker, dishwasher and fridge/freezer. Tiling to all splash prone areas.

## Side Lobby

With windows to the side and rear aspects and a door opening out onto the garden.

## Dining Room

10'11 × 9'10 (3.33m × 3.00m)

With patio doors opening out onto the garden, radiator, parquet flooring and a door opening into the garage.

## Landing

Access to the loft and an airing cupboard housing the immersion tank, utility cupboard with space and plumbing for washing machine.

## Bedroom One

11'7 × 8'10 (3.53m × 2.69m)

With a window to the front aspect, shower cubicle, wash hand basin with vanity storage and a radiator.

## Bedroom Two

12'10 × 10 (3.91m × 3.05m)

With a window to the front aspect, radiator and a storage cupboard.

## Bedroom Three

10'12 × 8'4 (3.05m × 2.54m)

With a window to the rear aspect, radiator and a storage cupboard.

## Bedroom Four

7'9 × 6'11 (2.36m × 2.11m)

With a window to the rear aspect and a radiator.

## Study

5'7 × 4'6 (1.70m × 1.37m)

With a window to the rear aspect.

## Bathroom

With a window to the front aspect, bath with shower over, wash hand basin, low level WC, radiator.

## Outside

The rear garden is a lovely size, mainly laid to lawn, decked area, shingle, summer house and patio abutting the rear of the property with wind out awning.

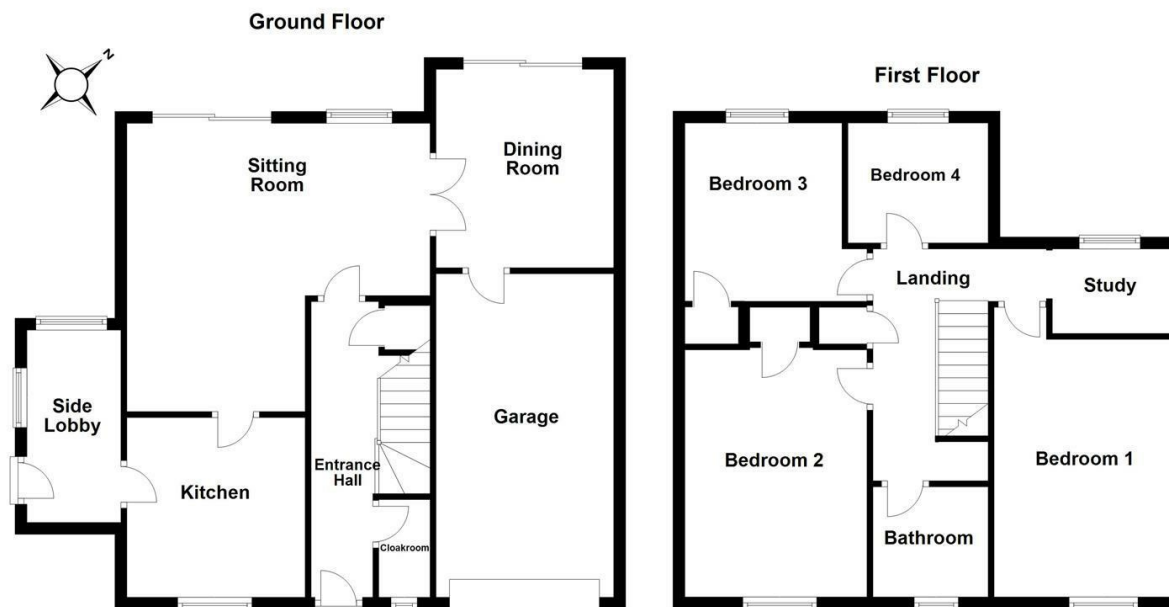
## Garage

17'2 × 9'2 (5.23m × 2.79m)

Up and over door, light and power connected.

## Agents Note

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



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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## 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)

