



15 OXEN ROAD

Crewkerne, TA18 7HN

Price Guide £160,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming two bedroom cottage situated within a stone throw of the town centre and amenities. The accommodation in brief comprises sitting room, kitchen/diner and utility room. On the first floor, a bedroom, dressing room and stairs leading to the attic room. 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

South Somerset Council Tax Band: A

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

11'8 × 10'7 (3.56m × 3.23m)

With a window to the front aspect, exposed stone wall and surround.

Kitchen/Dining Room

13'6 narrowing to 9 × 8'9 (4.11m narrowing to 2.74m × 2.67m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated gas hob, electric oven and cooker hood over. Sink/drain, partially tiled and stairs rising to the first floor.

Utility Room

7'5 × 4'6 (2.26m × 1.37m)

With a window to the rear and a door to the side opening out onto the courtyard. Space for washing machine, tumble dryer and fridge/freezer.

Landing

Doors to:

Bedroom Two

8'5 × 6'2 (2.57m × 1.88m)

With a window to the rear aspect and two built in storage cupboards.

Shower Room

Suite comprising shower cubicle, low level WC, wash hand basin, dimplex heater and tiling to all splash prone areas.

Dressing Room

10'2 × 7'6 (3.10m × 2.29m)

With a window to the front aspect, stairs rising to the second floor with storage under.

Attic Room

11'7 × 10'6 restricted head height (3.53m × 3.20m restricted head height)

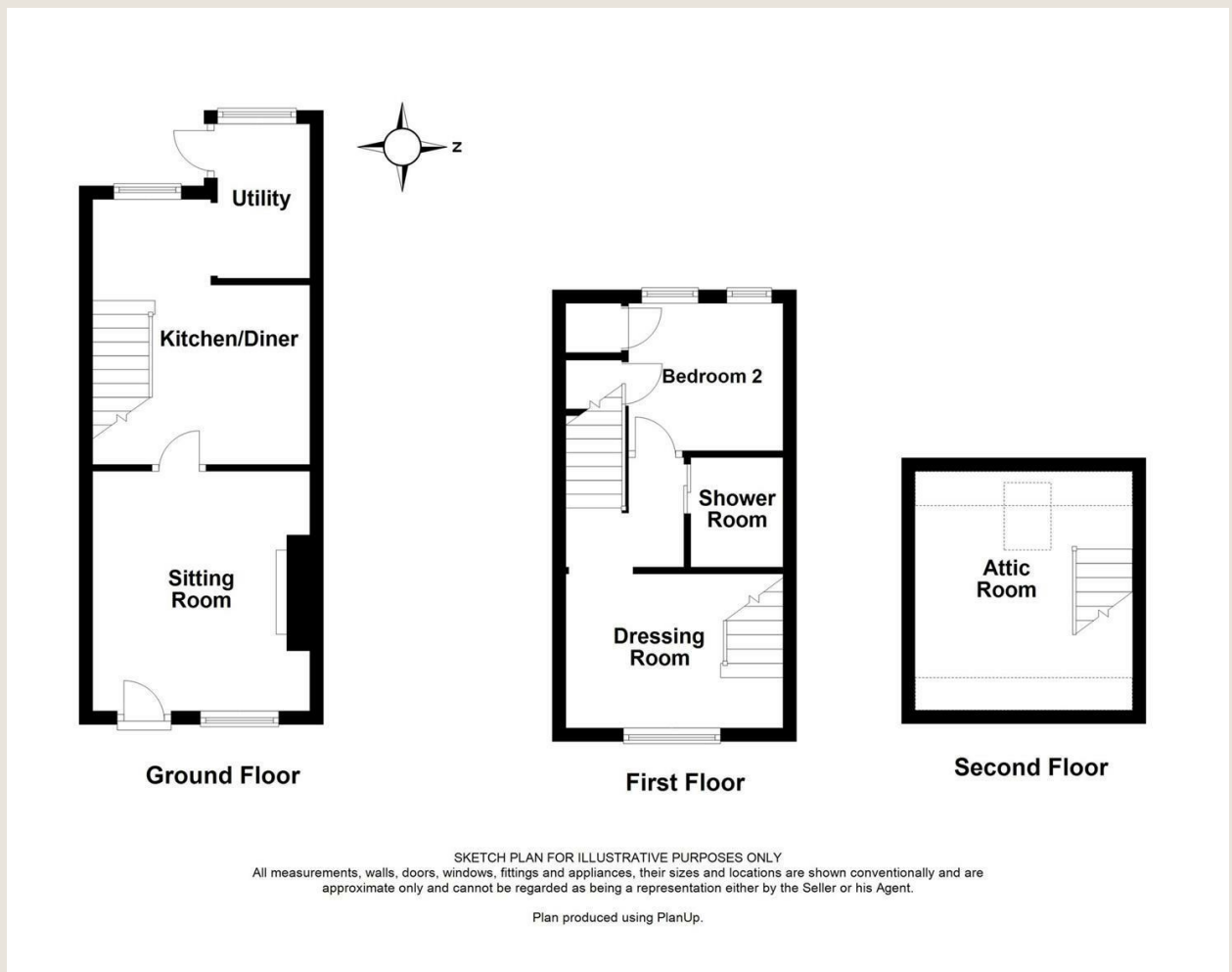
Sloped ceilings, skylight and exposed stone walls.

Outside

At the rear there is an enclosed courtyard with patio and a brick store.

Agents Note

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



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

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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)

