



**18 LABURNUM CRESCENT**

Crewkerne, TA18 7BS

**Price Guide £325,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented three/four bedroom home situated in a popular cul-de-sac location. The accommodation in brief comprises entrance porch, entrance hall/dining room, sitting room, study/bedroom four, cloakroom and a kitchen/breakfast room. Upstairs three bedrooms, shower room and a family bathroom. To the rear the garden is enclosed and the front provides ample off road parking.

## 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

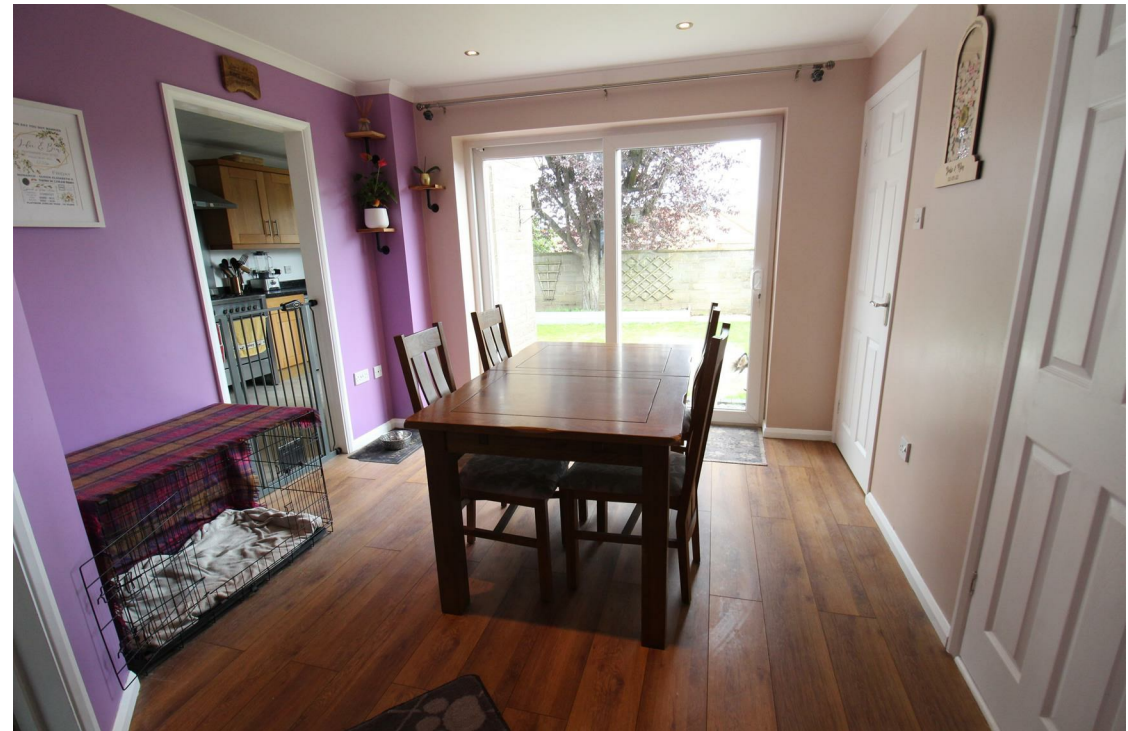
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: D

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Porch

Door into:

## Dining Room

16'11 max × 10'3 max (5.16m max × 3.12m max)

With patio doors to the rear aspect opening out into the garden, spotlights, coving and a door with stairs rising to the first floor.

## Inner Hall

Built in wardrobe and an under stairs storage cupboard.

## Sitting Room

15'11 max × 13'5 max (4.85m max × 4.09m max)

With a window to the front aspect and a radiator.

## Study/Bedroom Four

12'1 × 7'3 (3.68m × 2.21m)

With a window to the front aspect and a radiator.

## Kitchen/Breakfast Room

13'1 × 7'9 (3.99m × 2.36m )

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. Range style cooker, space and plumbing for washing machine and fridge and freezer. Sink//drainer, spotlights, radiator and tiling to all splash prone areas.

## Cloakroom

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

## Landing

With two windows to the rear aspect, radiator, access to the loft and a storage cupboard housing the wall mounted gas central heating boiler.

## Bedroom One

10'11 × 9'11 (3.33m × 3.02m)

With a window to the front aspect and a radiator.

## Bedroom Two

10'11 × 9'5 (3.33m × 2.87m)

With a window to the front aspect and a radiator.

## Bedroom Three

10'11 × 6'7 (3.33m × 2.01m)

With a window to the front aspect and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising bath, low level WC, wash hand basin with vanity storage, radiator and tiling to all splash prone areas.

## Shower Room

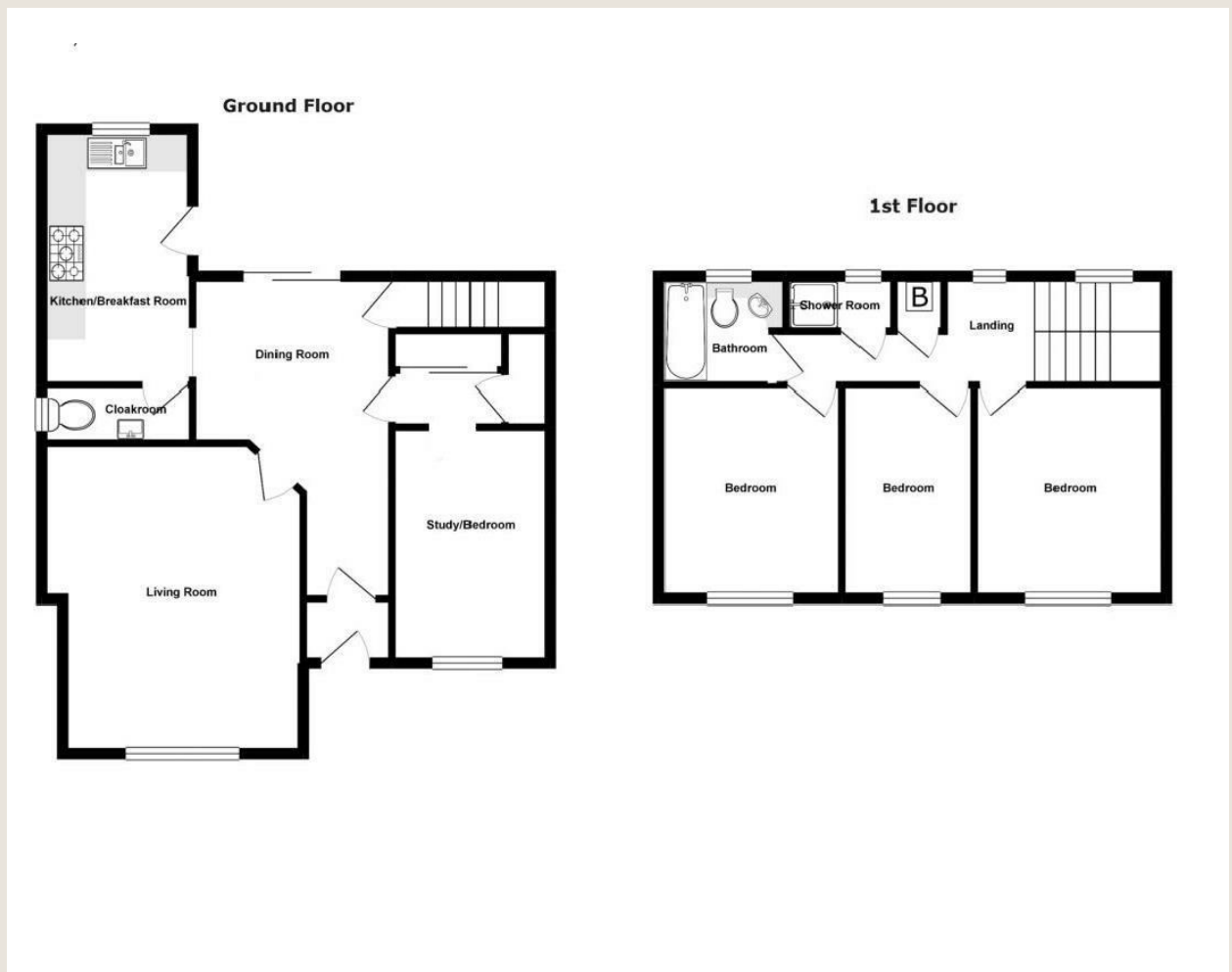
With a window to the rear aspect, shower cubicle with tiling to all splash prone areas and a heated towel rail.

## Outside

To the rear the garden is enclosed, mainly laid to lawn, flower borders, decked seating area, patio seating area and timber shed with light and power connected.

## Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. Broadband Speed - FTTC. The seller has updated the windows, all of the windows in the property and less than 10 years old.



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)

