



**18 THOMSON DRIVE**

Crewkerne, TA18 8AQ

**Price Guide £290,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A three bedroom semi - detached home situated in a popular cul-de-sac. The accommodation could benefit from some updating but in brief comprises porch, entrance hall, sitting room, dining room, kitchen, side lobby and conservatory. Upstairs three bedrooms and a shower room. Outside the garden is a lovely size and ample driveway parking leads to the garage.

## 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: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Porch

### Entrance Hall

Stairs rising to the first floor with a storage cupboard under.

### Sitting Room

14'7 × 14 into bay window (4.45m × 4.27m into bay window)  
With a window to the front aspect, fireplace, radiator and an archway into:

### Dining Room

10 × 7'8 (3.05m × 2.34m)  
With patio doors to the rear aspect opening into the conservatory and a radiator.

### Conservatory

9'8 × 6'5 (2.95m × 1.96m)  
Built of uPVC construction, windows, french doors opening into the garden and a radiator.

### Kitchen

10'7 × 7'10 (3.23m × 2.39m)  
With a window to the rear aspect. Fitted kitchen comprising base units and work surfaces over. Stainless steel sink/drainer, space for cooker, storage cupboard and a wall mounted gas central heating boiler.

### Side Lobby

8'11 × 3'6 (2.72m × 1.07m)  
With a window and door to the side aspect.

### Landing

Airing cupboard and access to the loft.

### Bedroom One

11'6 × 9'2 (3.51m × 2.79m )  
With a window to the front aspect and a radiator.

### Bedroom Two

12'5 × 7'10 (3.78m × 2.39m)  
With a window to the rear aspect, built in wardrobe and a radiator.

### Bedroom Three

11'9 × 8'3 (3.58m × 2.51m)  
With a window to the front aspect and a built in wardrobe.

### Shower Room

With a window to the rear aspect. Suite comprising shower cubicle, low level WC, wash hand basin and a heated towel rail.

### Outside

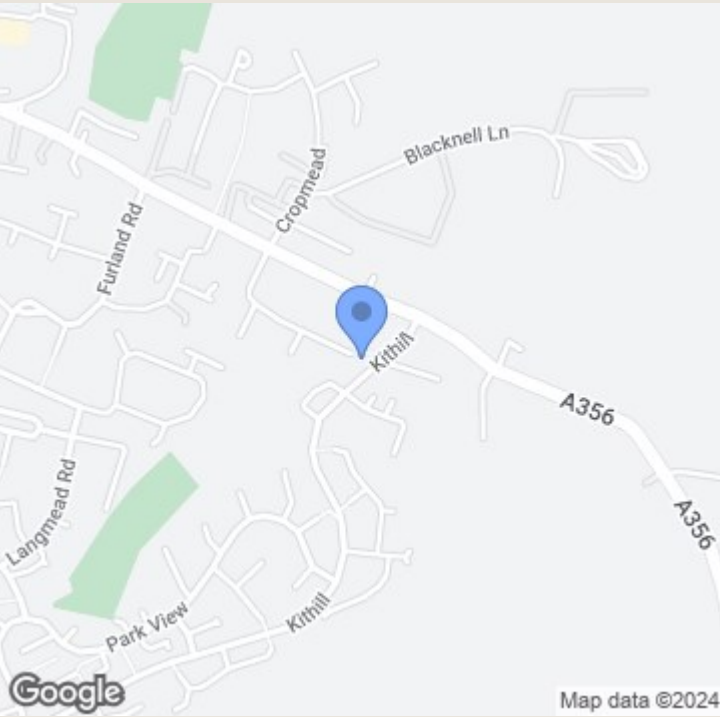
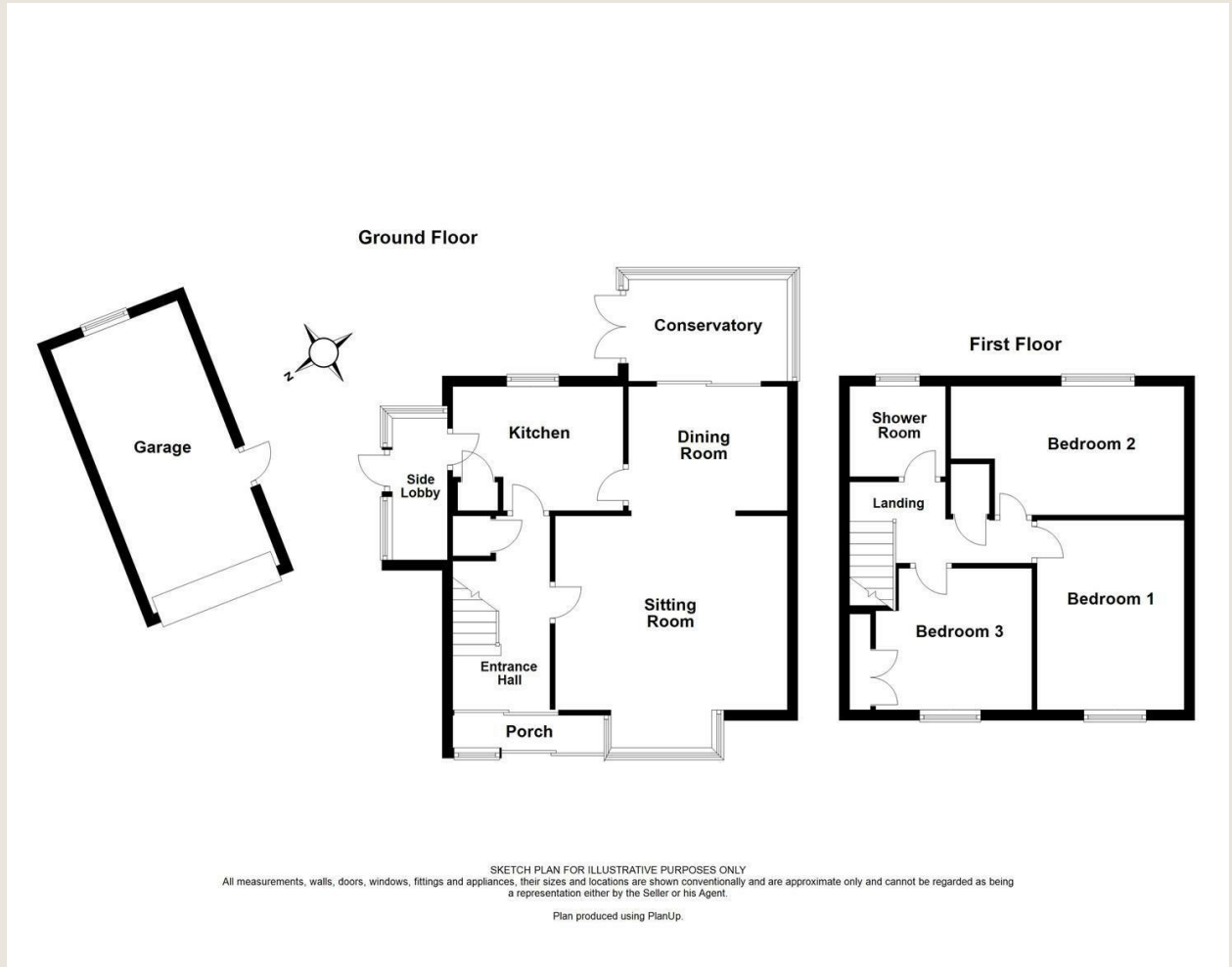
To the front there is a gated driveway, ample parking leads to the garage. To the rear the garden is a lovely size, laid to lawn, shingle areas, summer house, shed and patio abutting the rear of the property.

### Garage

17'10 × 8'7 (5.44m × 2.62m)  
With a window to the rear, pedestrian door and an electric roller door.

### Agents Note

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



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

**01460 74200**

crewkeme@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)

