



8 BELLE VUE TERRACE

Crewkerne, TA18 8HD

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom home situated within a short walk of the Town Centre and amenities. The accommodation is split over three floors and in brief comprises entrance hall, dining room, sitting room, kitchen and cloakroom/utility room. On the first floor two bedrooms and a bathroom and on the second floor a further bedroom/attic room. To the rear the garden is enclosed.

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		82
(69-80) C		
(55-68) D	59	
(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

Stairs rising to the first floor and a radiator.

Dining Room

11'7 × 9'8 (3.53m × 2.95m)

With a window to the front aspect, radiator, coving and a feature fireplace.

Sitting Room

12'11 × 11'6 (3.94m × 3.51m)

With french doors to the rear aspect opening out onto the garden. Multi-fuel stove, coving and an under stairs storage cupboard.

Kitchen

14'5 × 6'5 (4.39m × 1.96m)

With a window to the side 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, integrated electric hob, oven and an extractor fan over. Space for fridge/freezer and tumble dryer. Access to the loft space and tiling to all splash prone areas.

Utility/Cloakroom

With a window to the side aspect, low level WC, heated towel rail, space for washing machine and a wall mounted gas central heating boiler.

Landing

Stairs rising to the second floor, radiator and an under stairs storage cupboard.

Bedroom One

12'4 × 8'6 (3.76m × 2.59m)

With two windows to the front aspect and a radiator.

Bedroom Two

9'6 × 7'3 (2.90m × 2.21m)

With a window to the rear aspect and a radiator.

Bathroom

With borrowed light, suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Attic Room/Bedroom Three

19'1 × 13'2 (5.82m × 4.01m)

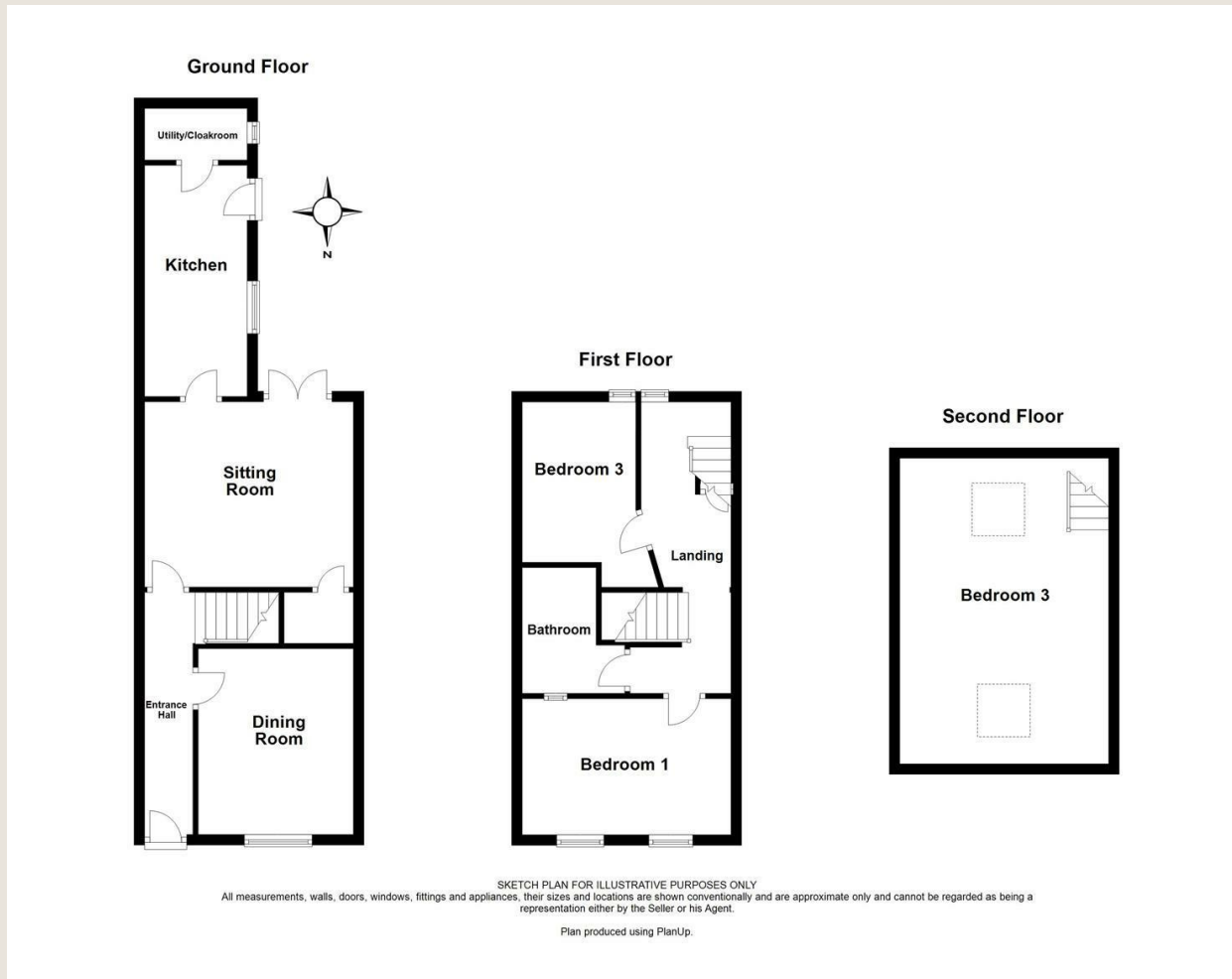
Open from the stairs, two velux windows, two radiators and storage in the eaves.

Outside

To the front there is a small area enclosed by railings and a path leading to the front door. To the rear there is an enclosed garden, mainly laid to paving for ease of maintenance, flower borders and a pond.

Agents Note

Council Tax Band - B. 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

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)

