



41 EAST STREET

Crewkerne, TA18 7AG

Price Guide £195,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom house situated within a short walk of the town centre and amenities. The property benefits from having some original features and in brief the accommodation comprises sitting room, dining room, kitchen. On the first floor, two bedrooms and a bathroom and on the second floor, a further bedroom with en-suite. Outside there is a courtyard leading to a elevated good size garden. One to view with 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: B

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	47	
(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

Quarry tiled floor, radiator, dado rail, ceiling rose and coving.

Sitting Room

11'2 x 9'10 (3.40m x 3.00m)

With a bay window to the front aspect. Feature cast iron fireplace with wooden surround, picture rail, ceiling rose, radiator, dado rail and wall lights.

Dining Room

15'1 x 11'5 (4.60m x 3.48m)

With a window to the rear aspect, feature cast iron fireplace with wooden surround, radiator, dado rail, coving and an under stairs storage cupboard.

Kitchen

10'6 x 9'3 (3.20m x 2.82m)

With windows to the rear and side aspects and a door opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over, stainless steel sink/drain, electric cooker with hood over, gas fired central heating boiler, space for fridge freezer, dishwasher and tiling to all splash prone areas.

First Floor Landing

Stairs to second floor, radiator, dado rail, coved ceiling and a laundry cupboard with plumbing for washing machine and tumble dryer.

Bedroom One

15'1 x 9'10 (4.60m x 3.00m)

With two windows to the front aspects, built in storage cupboard, feature cast iron fireplace and a radiator.

Bedroom Two

10'5 (max) x 9'4 (3.18m (max) x 2.84m)

With a window to the rear aspect and a radiator.

Bathroom

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

Second Floor

Bedroom Three

14'6 (max) x 11'8 restricted height (4.42m (max) x 3.56m restricted height)

With a velux window to the front aspect, eave storage, radiator and restricted head height.

En-suite

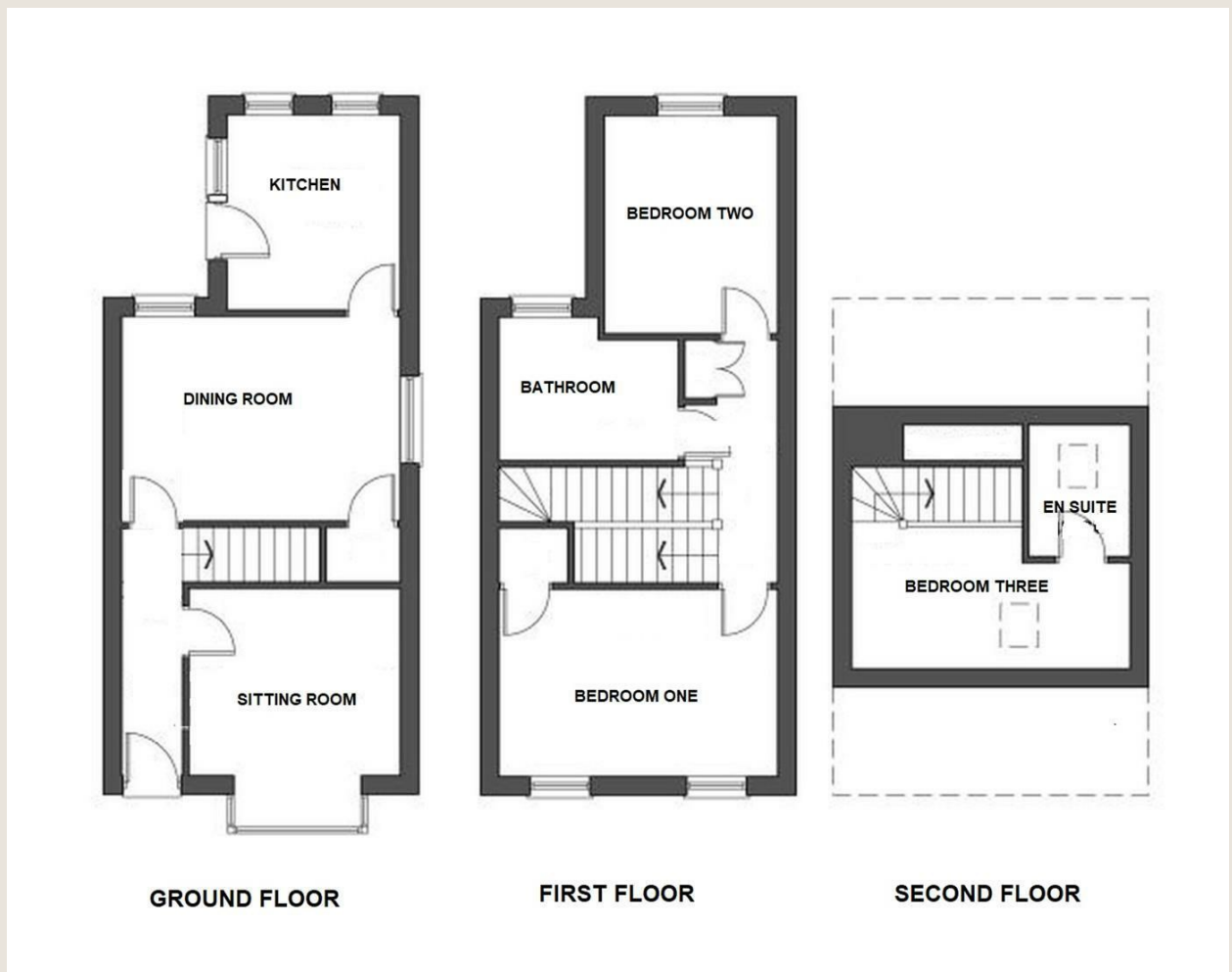
With a velux window to the rear aspect, Suite comprising corner cubicle with electric shower, tiled splashbacks, pedestal wash hand basin, low level WC, ceramic flooring and a radiator.

Outside

To the front steps lead to the front door, flower beds and side access. To the rear there is a courtyard, with steps leading up to the rear garden which is a good size and offers a good degree of privacy.

Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. Broadband speed - FTTC. In 2023 the sellers claims against their insurance company for subsidence, the repairs have been carried out, completed in 2024 and we now hold a certificate of structural adequacy. More information is available upon request.



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)

