



37 WEST STREET

Crewkerne, TA18 8AZ

Price Guide £100,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom cottage situated within a short walk of the Town Centre and amenities. The property requires refurbishment throughout but has been an excellent investment over the years. In brief the accommodation comprises sitting room, kitchen, shower room and two bedrooms. The property is offered by informal tender on Friday the 3rd May at 12 noon and is offered 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: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	
EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

13'4 × 10'2 (4.06m × 3.10m)

With a window to the front aspect, window seat. feature fireplace, exposed stone and beams, under stairs storage cupboard, night storage heater and stairs rising to the first floor.

Kitchen

9'8 × 7'3 max (2.95m × 2.21m max)

With a window to the rear aspect. A range of wall and base units, work surfaces, stainless steel sink/drainer, washing machine and cooker.

Shower Room

With a window to the front aspect. Suite comprising shower cubicle, low level WC, wash hand basin and tiling to all splash prone areas.

First Floor

Doors into:

Bedroom One

10'5 × 9'10 (3.18m × 3.00m)

With a window to the front aspect and access to the loft.

Bedroom Two

9'8 × 7'7 max (2.95m × 2.31m max)

With a window to the front aspect and an over stairs storage cupboard.

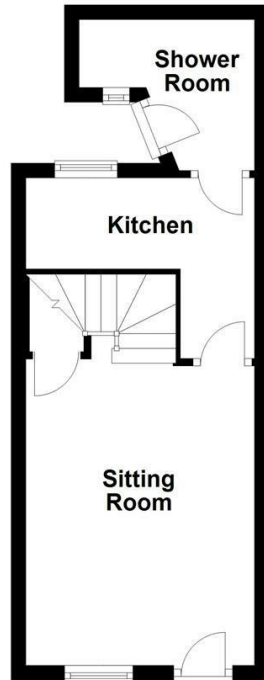
Outside

There is a very small outside space to store bins/recycling.

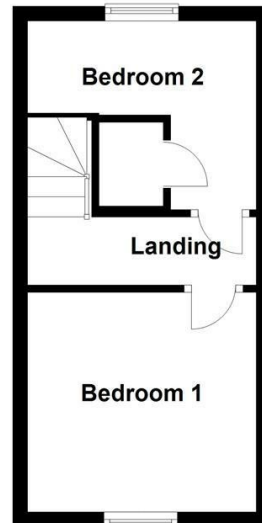
Agents Note

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

Ground Floor



First Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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)

