



10 FAIRFIELD

Crewkerne, TA18 8BU

Price Guide £600,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A great opportunity to purchase this spacious detached home situated at the end of one of the best cul-de-sacs on the edge of Crewkerne. The property built circa 1982, features large windows throughout and is full of light. It also offers great flexibility with potential to extend (STPP.) In brief the accommodation comprises entrance hall, study, cloakroom, large sitting room, dining room, kitchen and utility. Upstairs three bedrooms, with a a dressing room/potential for a fourth bedroom, en-suite to the master and a family bathroom. The gardens are a lovely feature, well established and offer a good degree of privacy, ample driveway parking leads to the double garage and a separate parking area which has historically been used for a motor home.



Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, building society, 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: F

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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

Storm Porch

Door into:

Entrance Hall

Stairs rising to the first floor, storage cupboard under and coving.

Cloakroom

Suite comprising low level WC, wash hand basin with tiled splash backs and an extractor fan.

Study

8 × 7'1 (2.44m × 2.16m)

With a window to the front aspect, telephone point and coved ceiling.

Sitting Room

21 × 13'9 (6.40m × 4.19m)

With double aspect windows to the front and side and patio doors to the rear opening out onto the garden. Wall lights, coving and a minster stone feature fireplace with surround and a gas point. Archway into:

Dining Room

11'5 × 9'10 (3.48m × 3.00m)

With patio doors to the rear aspect opening out onto the garden. Door into:

Kitchen

13'11 × 10'4 (4.24m × 3.15m)

With a large window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, integrated gas hob, extractor fan, electric oven and tiling to all splash prone areas. Space for dishwasher and fridge/freezer. Door into:

Utility Room

8'10 × 8 (2.69m × 2.44m)

With a window and door to the rear aspect. Wall and base units, work surfaces, stainless steel sink/drainers and space for washing machine and tumble dryer. Door into double garage.

Landing

With a window to the front aspect, airing cupboard with shelving and Lennox gas fired units for hot water and access to the loft with ladder.

Master Bedroom

13'2 × 12'6 (4.01m × 3.81m)

With a window to the rear aspect and an arch into:

Dressing Room/Potential For Fourth Bedroom

9'11 × 9'8 (3.02m × 2.95m)

With a window to the rear aspect, folding doors to master bedroom and door onto the landing.

Ensuite

7'6 × 6'3 (2.29m × 1.91m)

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

Bedroom Two

12'10 × 9'11 (3.91m × 3.02m)

With a window to the rear aspect.

Bedroom Three

13'9 × 10'9 (4.19m × 3.28m)

With a window to the front aspect.

PROPERTY DESCRIPTION

Bathroom

8'3 × 7'5 (2.51m × 2.26m)

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

Double Garage

17'2 × 17 (5.23m × 5.18m)

Twin electric up and over doors, window to the side light, power, and access to a loft. There is a storage cupboard housing the Lennox gas fired warm air central heating unit.

Integral Workshop (from garage)

8'2 × 7'08 (2.49m × 2.34m)

With a window to the rear aspect, work bench, light and power.

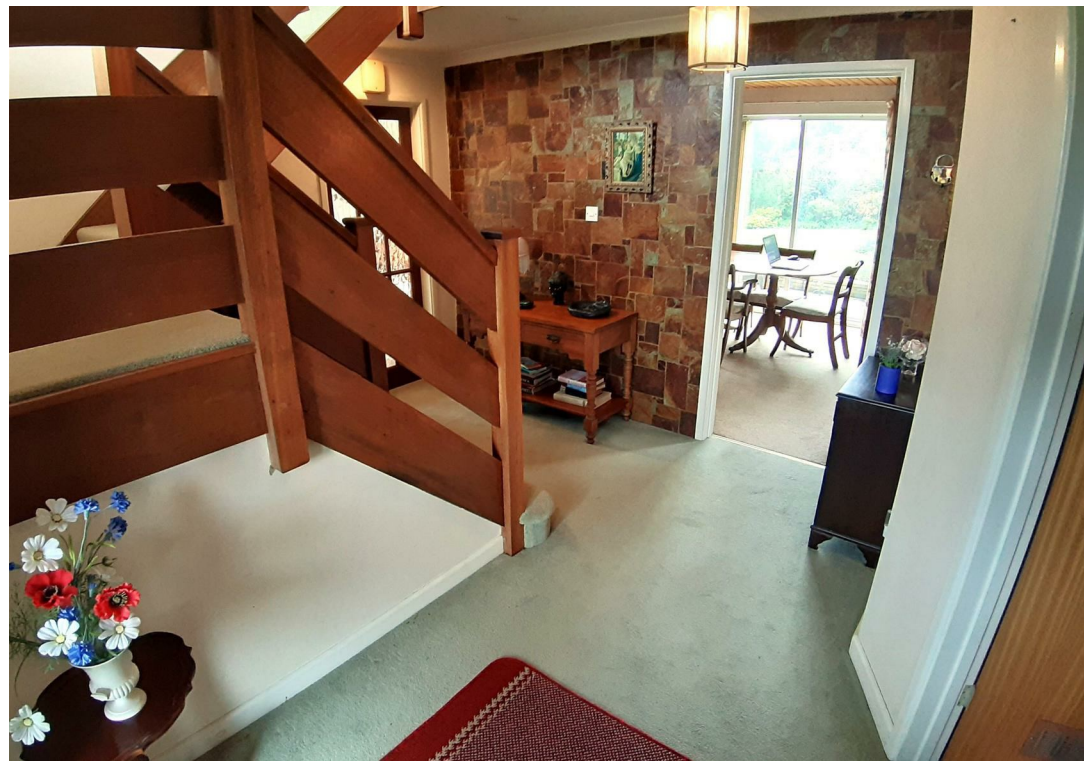
Outside

To the front of the property there is a shared pillared entrance which leads to a private driveway and turning space, flower border and mature hedging. At the end of the driveway there is a further enclosed parking area which has historically been used for a motorhome with large gate for security. The rear garden is enclosed, offers a good degree of privacy, mainly laid to lawn, shaped flower beds, stone built shed, mature trees and hedging and patio abutting the rear of the property.

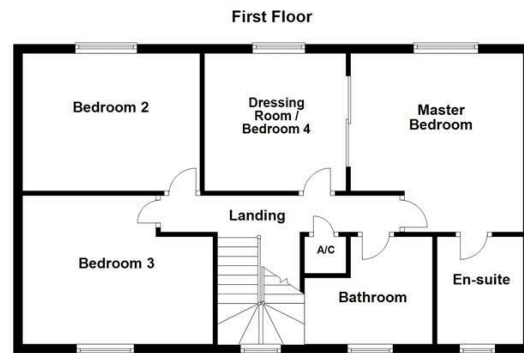
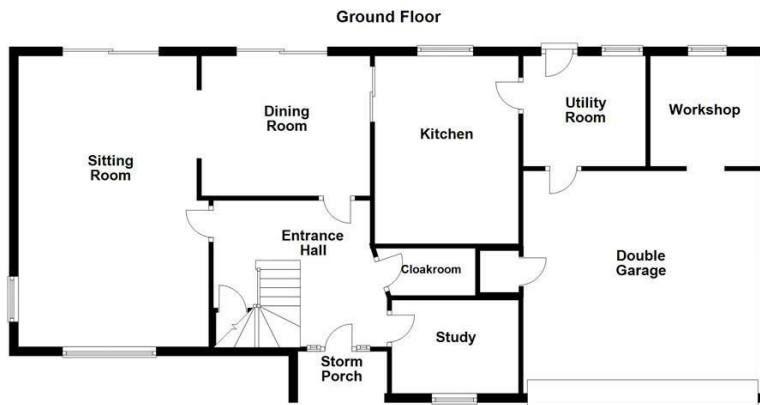
Agents Note

Council Tax Band - F. Mains water, drainage, gas and electricity. Broadband speed - FTTC. The sellers have been made aware that the Lennox gas fired unit for water needs replacing.









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

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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)

