



22 SEVERALLS PARK AVENUE

Crewkerne, TA18 8DP

Price Guide £275,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented three bedroom semi-detached home which has been renovated throughout. The accommodation in brief comprises sitting room, kitchen/dining room and conservatory. Upstairs, three bedrooms and a bathroom. Outside there is ample driveway parking and to the rear a good size enclosed rear garden. Offered with no onward chain.

Situation

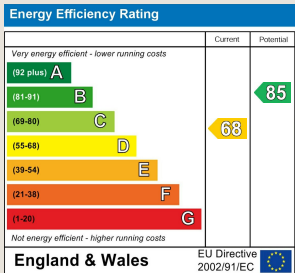
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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: B
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Sitting Room

16'9 × 12'2 (5.11m × 3.71m)

With a window to the front aspect, two radiators and engineered oak flooring. Open plan into:

Kitchen / Dining Room

16'9 × 12'7 max (5.11m × 3.84m max)

With triple aspect windows and a door to the rear opening out onto the garden. newly fitted kitchen comprising wall and base units, drawers and work surfaces over. Belfast sink, integrated gas hob with extractor fan over, electric oven, dishwasher, spotlights and breakfast bar. Space for fridge/freezer and washing machine. Radiator and stairs rising to the first floor.

Conservatory

11'10 × 9'10 (3.61m × 3.00m)

Built of uPVC construction, windows and doors opening into the garden. Tiled flooring.

Landing

Access to the loft and a radiator.

Bedroom One

17'1 × 8'1 (5.21m × 2.46m)

With windows to the front and side aspects and a radiator.

Bedroom Two

12'4 × 9'4 max (3.76m × 2.84m max)

With a window to the front aspect and a radiator.

Bedroom Three

8'11 × 7'3 (2.72m × 2.21m)

With a window to the rear aspect and a radiator.

Bathroom

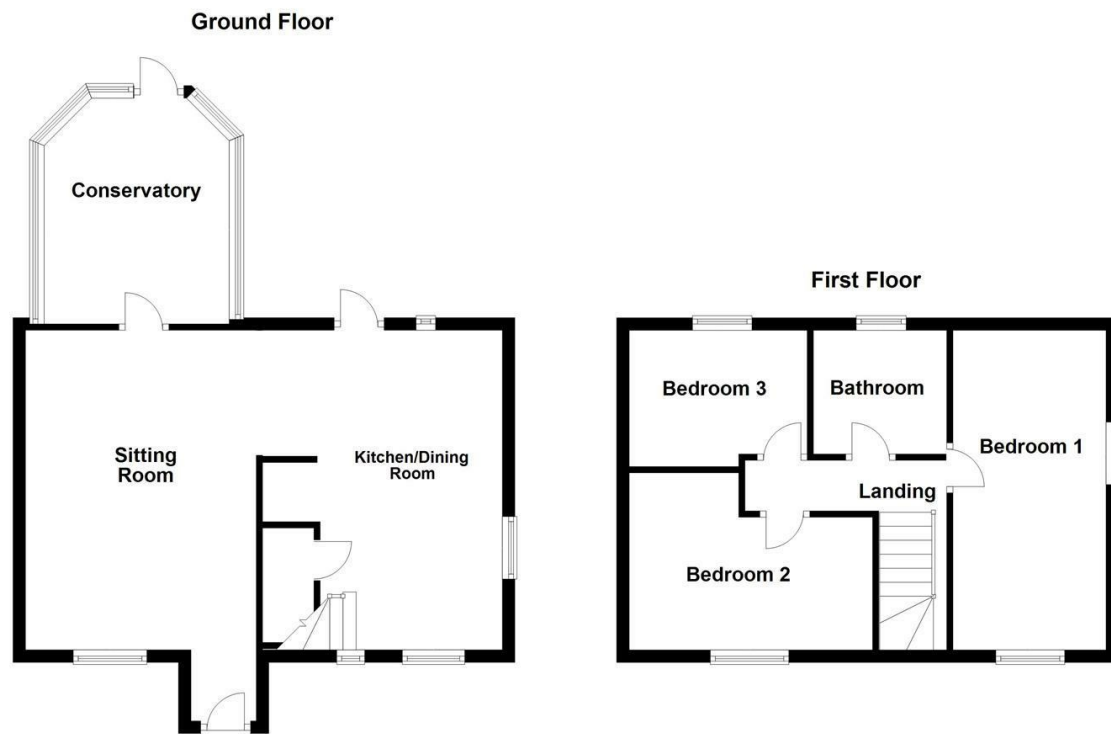
With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

Outside

To the front the garden is mainly laid to lawn and ample driveway parking to the side. To the rear, the garden is enclosed, there is an area which the seller is leaving for the buyer to decide on lawn, seed or other and large patio abuts the rear of the property with a brick built out house.

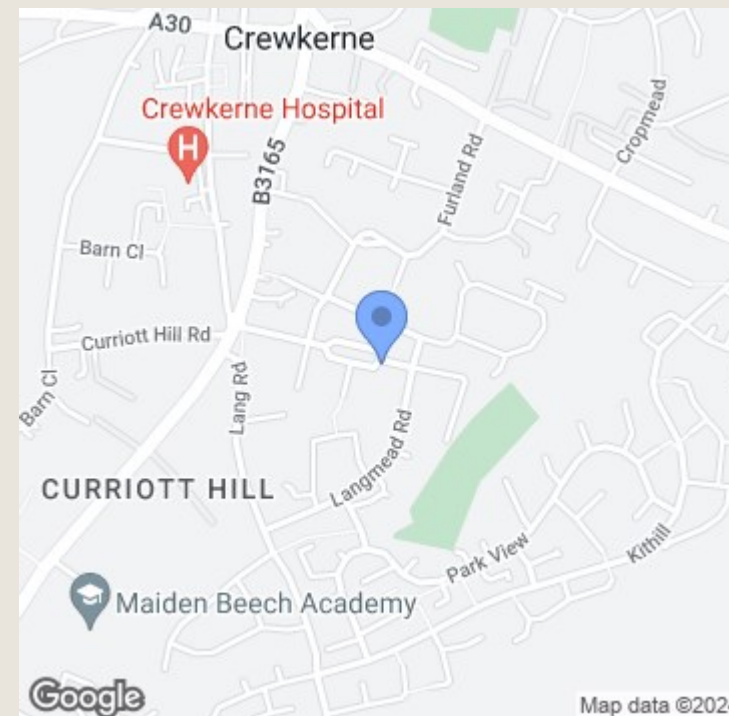
Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. Gas central heating oiler installed in June 2023, all windows and doors have been replaced in 2023 and full re-wire 2023.



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)

