

10 THE LAURELS

Crewkerne, TA18 7BX

Offers Over £400,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented, extended, three bedroom detached home situated in a popular cul-de-sac. In brief the accommodation comprises porch, entrance hall, cloakroom, sitting room, large kitchen/breakfast room, dining room and utility room. Upstairs, three bedrooms and a bathroom. To the front there is driveway parking and a garage, to the rear, the garden is laid to lawn and enclosed.

Situation

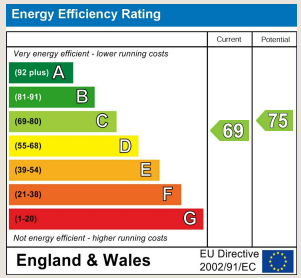
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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. A faster train service is available from Castle Cary to Paddington 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: D
Tenure: Freehold
EPC Rating: C













PROPERTY DESCRIPTION

Porch
With a window to the side aspect and door into:

Entrance Hall
Radiator, stairs rising to the first floor and a storage cupboard under.

Cloakroom
With a window to the front aspect, low level WC and a wash hand basin with vanity storage.

Sitting Room
14'6" x 11'2" (4.42 x 3.42)
With a window to the front aspect, electric fire, wall lights and a radiator.

Kitchen/Breakfast Room
17'8" x 16'9" (5.40 x 5.13)
With a window to the side aspect and french doors opening out into the garden. Newly fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, built in dishwasher, oven, microwave, hob and an extractor fan over. Space for fridge/freezer. Spotlights, breakfast bar and two radiators.

Dining Room
8'1" x 7'6" (2.48 x 2.29)
With a window to the rear aspect and a radiator.

Utility Room
8'0" x 3'10" (2.45 x 1.19)
Door into the garage. Storage cupboards, space for washing machine, tumble dryer and a radiator.

Landing
With a window to the side aspect, airing cupboard and access to the loft which is boarded.

Bedroom One
12'7" x 9'5" (3.84 x 2.88)
With a window to the front aspect, built in wardrobes and a radiator.

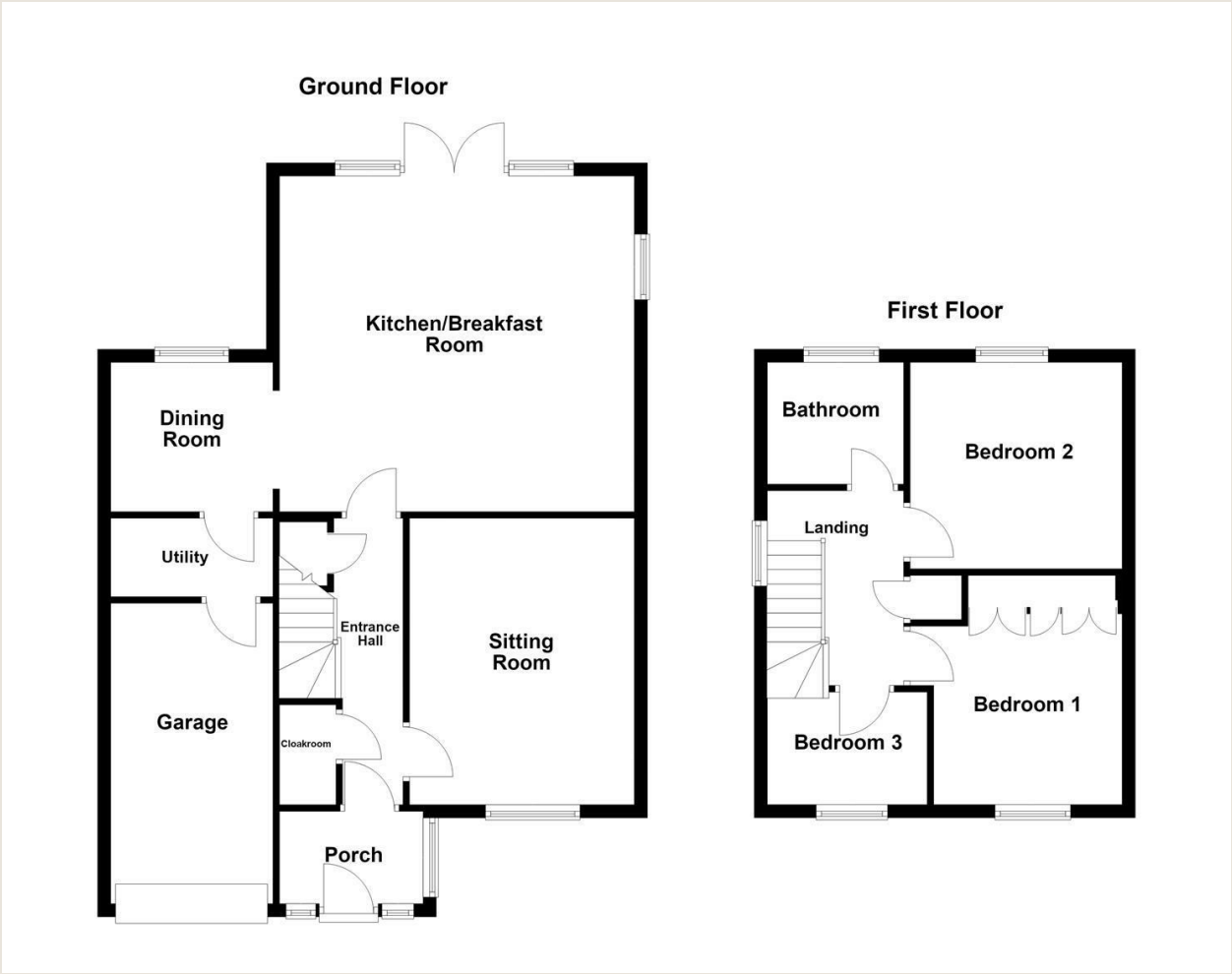
Bedroom Two
10'9" x 10'4" (3.30 x 3.15)
With a window to the rear aspect and a radiator.

Bedroom Three
7'10" x 6'11" (2.41 x 2.13)
With a window to the front 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, extractor fan and modern splashbacks.

Outside
To the front there is a lawned area and driveway parking leads to the garage. To the rear the garden is enclosed, large patio area, lawn, shingle borders and side access.

Agents Note
Council Tax Band - D. Mains water, drainage, gas and electricity. The extension was erected in 2022. The sellers installed new windows and doors in 2024.





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)

MAYFAIR TOWN & COUNTRY

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