

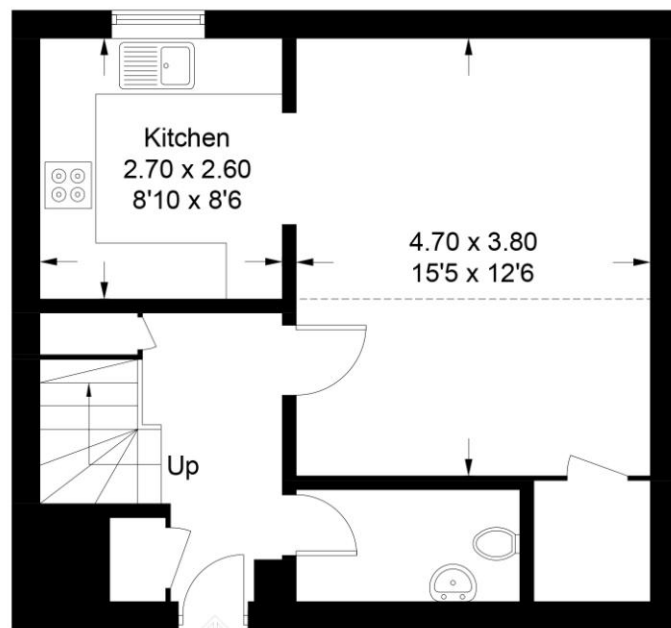


Property Location

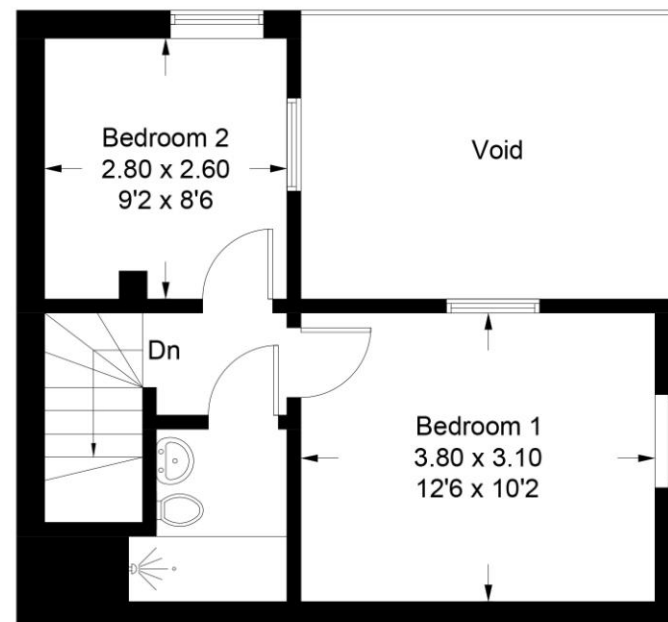
Located on the edge of the bustling market town of Crewkerne in South Somerset, Old Mill Lane with its converted mill house is surrounded by beautiful countryside but with the benefits of the shops, cafes and bars of the town a short walk away.

11 The Barley Yard, Old Mill Lane, Crewkerne, TA18 7BQ

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232049)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



The Barley Yard, Crewkerne

Asking Price Of £150,000

11 The Barley Yard
Crewkerne
TA18 7BQ

Key features:

- Two-Storey Maisonette
- Wow Factor
- Attractive Presentation
- Allocated Parking
- Gas Central Heating
- Mill Conversion
- Close to Town Centre
- Service Charges
£1500pa



Why you'll like it

Attractive 2-storey maisonette forming part of the desirable Barley Yard mill conversion on the outskirts of Crewkerne town centre. With the open-plan sitting/dining room having the 'wow' factor with its two-storey height, this two-double bedroom property has been lovingly decorated in a contemporary/period style and also benefits from gas central heating and allocated off-road parking.

ENTRANCE HALL Wooden front door from communal hallway opening into the entrance hallway with stairs rising to the upper floor and doors leading to the cloakroom and reception room. Neutral carpet and burgundy decor. Two cupboards, one housing the Keston gas boiler. Radiator and intercom telephone for secure building entry.

SITTING/DINING ROOM 15' 5" x 12' 5" (4.7m x 3.8m) Reception room, part of which is two-storeys in height extending to the ceiling height of the upper floor of the property. There are two windows overlooking this area, from each of the bedrooms. Four double glazed windows to the rear and side of the building ensuring this is a bright, well-lit room. Neutral carpet and white walls with attractive built in shelving to one side around the kitchen archway. Two radiators and large storage cupboard.

KITCHEN 8' 10" x 8' 6" (2.7m x 2.6m) Light and airy kitchen with a range of fitted black cupboards and white polished work surface. Grey tiled flooring and white wooden cladding and tiled walls. Integrated electric hob and oven, with spaces for washing machine and fridge-freezer. Extractor fan.

WC Ground floor cloakroom in dark period colours with white toilet and pedestal basin. Dark green decor and feature wallpaper. Grey tiled flooring, extractor fan and chrome heated towel rail.

STAIRS AND LANDING Neutral carpeted stairs rise to the first floor landing. White walls.

BEDROOM ONE 10' 2" x 12' 5" (3.1m x 3.8m) Double bedroom in a country-living style with neutral carpet and pretty white/blue wallpaper. Double glazed window to the side and single glazed window overlooking the downstairs reception room. Radiator.

BEDROOM TWO 9' 2" x 8' 6" (2.8m x 2.6m) Good sized single or small bedroom with neutral carpet and white walls. Double glazed window to the rear and single glazed window overlooking the downstairs reception room. Radiator.

BATHROOM With white suite of toilet and pedestal basin, large walk-in shower with waterfall style shower head. Cream tiled flooring and neutral walls. Chrome heated towel rail and extractor.

OUTSIDE The property benefits from one off-road allocated parking space. There is a communal bin store and bike shelter.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

