



Property Location

This two-bedroom terraced property is situated near the centre of Crewkerne. The market town benefits from many amenities such as shops, restaurants, a primary school as well as a hospital which is all within walking distance. The railway station links Crewkerne to Exeter and London.

Goulds Brook Terrace, Crewkerne, TA18 7JA

Approximate Gross Internal Area = 73.5 sq m / 791 sq ft

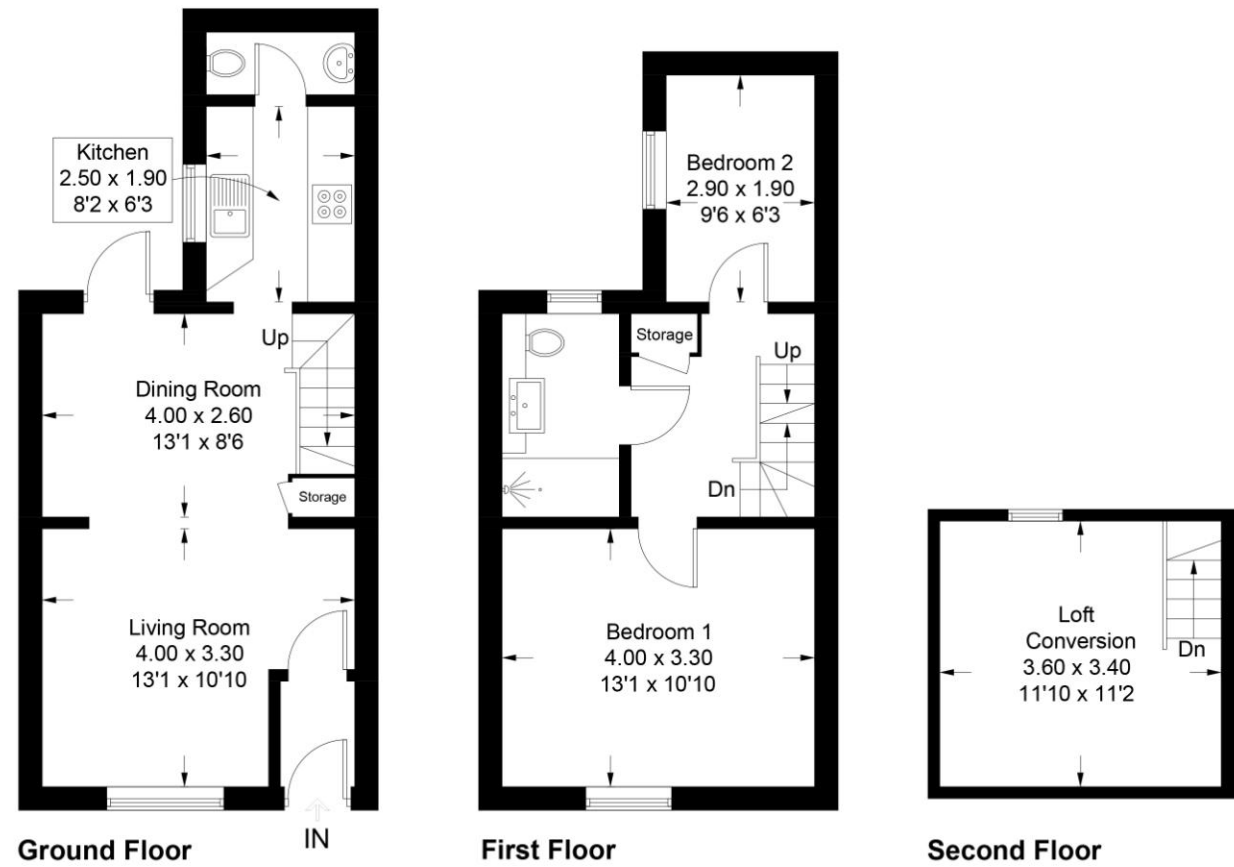


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296524)



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.

Goulds Brook Terrace, Crewkerne

Offers In Region Of £230,000



5 Goulds Brook Terrace
Crewkerne
TA18 7JA

Key features:

- Two-Bedroom Mid-Terraced Home
- Excellent Condition Throughout
- Converted Loft Room
- Close To Town Centre
- Ground Floor W/C
- New Multi-Fuel Burner
- Modern Bathroom and Kitchen



Why you'll like it

This beautifully presented two-bedroom, mid-terraced home is situated in the market town of Crewkerne. Featuring a sitting room, dining room, modern kitchen, cloakroom, bathroom, two bedrooms, converted loft room and gardens. This charming Victorian property benefits from many modern touches such as a recently installed bathroom, new double glazing and roof replacement to the front and rear of the property. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into an entrance hall before continuing through to the sitting room.

SITTING ROOM 13' 1" x 10' 9" (4.0m x 3.3m) The sitting room features a centrally positioned cast iron multi-fuel burner in an exposed brick fireplace with wooden lintel. Double glazed window to the front of the property. A mix of wallpapered and yellow painted walls. Wood effect laminate flooring. One radiator.

DINING ROOM 13' 1" x 8' 6" (4.0m x 2.6m) A good-sized dining room with an understairs storage cupboard and double-glazed door leading to the rear courtyard garden. White and pink two-toned walls and wood effect laminate flooring. Stairs rising to the first floor. One radiator.

KITCHEN 8' 2" x 6' 2" (2.5m x 1.9m) This galley kitchen is fitted with wooden cabinets, drawers and work surfaces with inset ceramic basin and drainer. Recently installed integrated electric oven and gas hob with cooker hood above. Space and plumbing for an undercounter washing machine, fridge and freezer. Tiled splashguards and wallpapered walls. Tiled flooring. Ceiling spotlights and a double-

glazed window overlooking the rear courtyard.

CLOAKROOM 5' 6" x 2' 7" (1.7m x 0.8m) A ground floor cloakroom fitted with a two-piece suite comprising of a white w/c and handbasin. White exposed brick walls and tiled flooring. Storage cupboard.

STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the master bedroom, family bathroom, second bedroom, a storage cupboard housing the boiler and the staircase to the second floor. Two-tone walls and grey carpet flooring. White wooden banister.

MASTER BEDROOM 13' 1" x 10' 9" (4.0m x 3.3m) A spacious double bedroom with double glazed window to the front of the property. Green and white two-toned walls with wallpapered feature wall and grey carpet. Two radiators.

BATHROOM 8' 6" x 4' 11" (2.6m x 1.5m) This recently refurbished bathroom features a three-piece suite comprising of a white w/c, hand basin and walk-in shower. A mixture of fitted and wall mounted vanity units and mirror. Teal tiled walls and wooden laminate flooring. Double glazed window to the rear of the property. Heated towel rail. One radiator.

BEDROOM TWO 9' 6" x 6' 2" (2.9m x 1.9m) A single bedroom with a double-glazed window to the rear of the property. Wallpapered walls and grey carpet. One radiator.

LOFT ROOM 11' 9" x 11' 1" (3.6m x 3.4m) This converted loft room makes the perfect home office. Velux window to the rear and eaves loft storage. Neutral walls and grey carpet. One radiator.

OUTSIDE: To the front of the property is a raised garden with flowers and mixed shrubs. Iron fence borders and gate with steps leading to the front entrance. To the rear of the property is a private courtyard garden with storage space and gate leading to the side of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	76 C
39-54	E		
21-38	F		
1-20	G		

