



Property Location

This two-bedroom semi-detached property is situated in a new residential area of Crewkerne. The town benefits from many amenities such as shops, restaurants, a primary school as well as a hospital which is all within walking distance or a short drive. The nearby railway station links Crewkerne to Exeter and London Waterloo.

3 Reader Mews, Crewkerne, TA18 8FJ

Approximate Gross Internal Area = 66.3 sq m / 714 sq ft

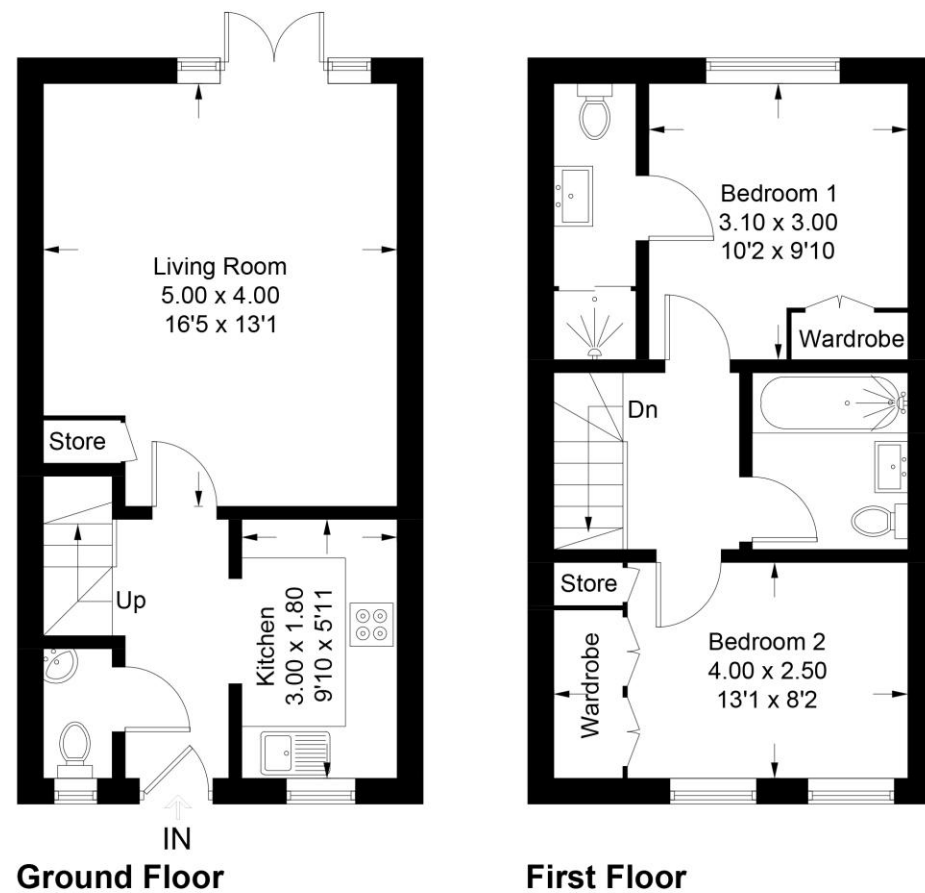


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1323854)



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.

Reader Mews, Crewkerne

£250,000

3 Reader Mews Crewkerne TA18 8FJ

Key features:

- Modern Two-bedroom Semi-Detached House
- Desirable and Peaceful Setting
- Chain Free
- High Spec Kitchen
- Private Garden
- Ground Floor W/C
- Two Allocated Parking Spaces
- Ensuite and Fitted Wardrobes
- 7 Years Remaining on NHBC Building Warranty

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

This modern two-bedroom semi-detached property is situated in the historic market town of Crewkerne. The property features a living room, kitchen, cloakroom, two double bedrooms, ensuite, bathroom, private garden and two allocated parking spaces. The property is beautifully presented throughout and in like-new condition. Ideal for first time buyers. No Chain. Viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall that provides access to the sitting room, kitchen, cloakroom and the stairs which rise ahead to the first-floor landing. The hall way is neutrally decorated and has LVT flooring.

SITTING/DINING ROOM 13' 1" x 16' 4" (4.0m x 5.0m) A generous living space with double glazed French doors opening into the rear garden. Understairs storage cupboard. Space for dining table and chairs. The room is neutrally decorated with a chocolate brown feature wall and LVT flooring. One radiator.

KITCHEN 9' 10" x 5' 10" (3.0m x 1.8m) A modern kitchen with ample wooden work surfaces with an inset black granite effect basin and drainer. Integrated fridge/freezer, dishwasher, washing machine, electric oven with induction hob and cooker hood above. Ceiling spotlights, undercabinet and plinth lighting. Cupboard housing the Logic combi boiler. Double glazed window to the front of the property.

CLOAKROOM 2' 7" x 4' 11" (0.8m x 1.5m) The downstairs cloakroom is fitted with a two-piece suite comprising of a white w/c and hand basin. Neutral walls and LVT flooring. Obscure double-glazed window to the front. One radiator.



STAIRS AND LANDING: The carpeted stairs rise to the first-floor landing which provides access to the two double bedrooms, bathroom and the loft hatch above. Neutrally decorated walls, grey carpet and white wooden banister. One radiator.

BEDROOM ONE 9' 10" x 10' 2" (3.0m x 3.1m) A generous double bedroom with attached ensuite and built-in wardrobe with mirrored sliding doors. Double glazed window overlooking the rear garden. Neutrally decorated walls with a chocolate brown feature wall and grey carpet. One radiator.

ENSUITE 3' 3" x 10' 2" (1.0m x 3.1m) The ensuite is complete with a modern three-piece suite that comprises of a white w/c, hand basin and walk-in shower cubicle. Full length wall-mounted heated towel rail and vanity mirror. Neutral walls and LVT flooring.

BATHROOM 6' 6" x 5' 10" (2.0m x 1.8m) A modern bathroom with a three-piece suite consisting of a white w/c, hand basin and bathtub with a shower unit above. Partial grey tiled walls and LVT flooring. Wall mounted heated towel rail. Ceiling spotlights.

BEDROOM TWO 10' 5" x 8' 2" (3.2m x 2.5m) A good-sized double bedroom with a built-in double wardrobe. Neutrally decorated walls and grey carpet. Two Double glazed windows to the front of the property. One radiator.

OUTSIDE: To the front of the property are two allocated parking spaces and side gated access to the rear. To the rear of the property is a private and enclosed garden which is laid to lawn with stone chipping and patio seating areas. Wooden garden shed. External lighting and water outlet.

