

5 Market Square, Crewkerne, Somerset TA18 7LE Tel: 01460 73777 Fax: 01460 73088 email: crewkerne@trglawrence.co.uk



**6 THE OLD COALYARD
CREWKERNE
TA18 8BZ**

PRICE £149,950

**A MODERN MID TERRACE TWO BEDROOM HOUSE SITUATED ON THE SOUTHERN
SIDE OF CREWKERNE HAVING GAS CENTRAL HEATING, GARDENS TO THE REAR
AND OFF ROAD CAR PARKING.**

6 The Old Coalyard South Street Crewkerne TA18 8BZ

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets, shops, chemists, banks, doctors surgery, hospital, leisure and recreational facilities, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

THE PROPERTY

The property is a modern mid terrace house built of traditional cavity wall construction with reconstituted stone elevations under a tiles, felted and insulated roof. The accommodation, which has been well maintained by the present owner, benefits from gas fired central heating with radiators and double glazing. An ideal first home and an internal inspection is recommended.

GROUND FLOOR

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor, telephone point.

LOUNGE

13' 9" x 10' 11" (4.19m x 3.33m)

Wood laminate flooring, TV aerial point, door to rear, window to rear, under stairs storage cupboard.

CLOAKROOM

Low level WC, wash hand basin, extractor fan, ceramic tiled flooring, radiator.

KITCHEN

8' 12" x 7' 3" (2.74m x 2.21m)

Stainless steel single drainer inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, built in four ring electric hob with cooker hood over, built in oven, ceramic tiled flooring, plumbing for washing machine, Baxi gas fired boiler supplying domestic hot water and water for central heating circulation, space for fridge/freezer, fluorescent strip light, window to front.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

13' 8" x 11' 2" (4.17m x 3.4m)

Two windows to front, double radiator, built in storage cupboard, TV aerial and telephone point.

BEDROOM 2

12' 10" x 7' 3" (3.91m x 2.21m)

Window to side, TV aerial point, telephone point, double radiator.

BATHROOM

8' 9" x 6' 0" (2.67m x 1.83m)

Panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, ceramic tiled splashbacks, radiator/towel rail, window to rear, extractor fan, ceramic tiled flooring.

OUTSIDE

Small area of front garden. Enclosed rear garden arranged on two levels. One lawned area and a paved patio area. Five steps and paved path leading to rear pedestrian gate. Flower beds. **ALLOCATED OFF ROAD PARKING SPACE.**

SERVICES

Mains water, drainage, electricity and gas are connected.

COUNCIL TAX

Council Tax Band 'B'. Annual amount payable for the year 2014/15 £1200.41 (South Somerset District Council)

DIRECTIONS

From our office in the Market Square proceed along Market Street and fork left into South Street (A356 Dorchester Road). Take the third turning on the right into Kithill and The Old Coalyard will be found immediately on the right hand side.



VIEWING

By prior appointment call **01460 73777**

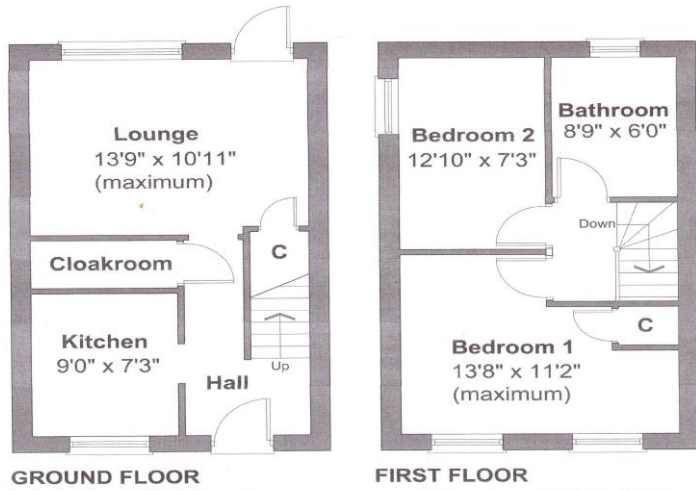
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items will be included in the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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 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.



Drawing produced by Digiplans - **FOR ILLUSTRATIVE PURPOSES ONLY**
 Please note that while every attempt has been made to ensure the accuracy of the floorplans shown, all measurements, positioning, fixtures/fitings and any other data shown are an approximate interpretation only and is not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
 6 The Old Coalyard