

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



**ELM COTTAGE
13 NORTH STREET
CREWKERNE
TA18 7AL**

PRICE £103,500

**A MODERNISED TERRACE TWO BEDROOM COTTAGE SITUATED IN THE HEART OF
CREWKERNE'S TOWN CENTRE AND HAVING GAS FIRED CENTRAL HEATING AND
DOUBLE GLAZED WINDOWS.**

Elm Cottage 13 North Street Crewkerne Somerset TA18 7AL

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets including the recently opened Waitrose superstore, shops, chemists, banks, doctors surgery, 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 terrace cottage built with rendered elevations under a slate roof. The accommodation, which has been very well maintained by the present owner, is presented to the market in excellent decorative order throughout benefiting from gas fired central heating with radiators and replacement double glazed windows. An ideal first home and an internal inspection is strongly recommended.

GROUND FLOOR

SITTING ROOM

19' 7" x 13' 10" (5.96m x 4.21m)

Natural stone fireplace, exposed ceiling beams, polished Cornish slate flooring, two window seats, two radiators, TV aerial point, telephone point, fitted storage cupboard, archway to

KITCHEN

10' 2" x 5' 3" (3.10m x 1.60m)

One and a quarter bowl single drainer stainless steel inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, built in four ring stainless steel gas hob with stainless steel oven under, plumbing for washing machine, ceramic tiled flooring.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

10' 4" x 9' 8" (3.15m x 2.94m)

Built in wardrobes with cupboards over, telephone point, radiator, window to front.

BEDROOM 2

8' 3" x 7' 3" (2.51m x 2.21m)

Radiator, window to front.

BATHROOM

Panelled bath with fitted mixer shower, ceramic tiled surround and glazed shower screen, wash hand basin, low level WC, cupboard containing Remcha gas boiler supplying domestic hot water and water for central heating circulation, radiator, window to front, inset spot lights.

SERVICES

All main services are connected.

COUNCIL TAX

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

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DIRECTIONS

(On foot) From our office in the Market Square proceed into North Street and Elm Cottage will be found a few hundred yards along on the left hand side.

VIEWING

By prior appointment call **01460 73777**

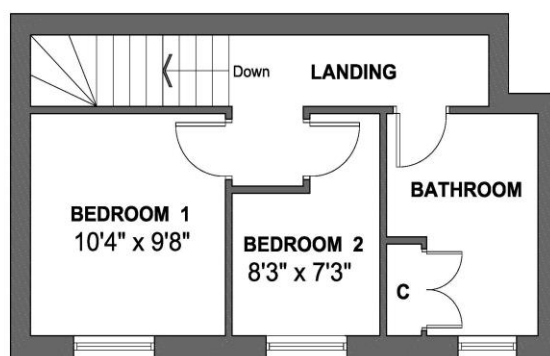
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

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.

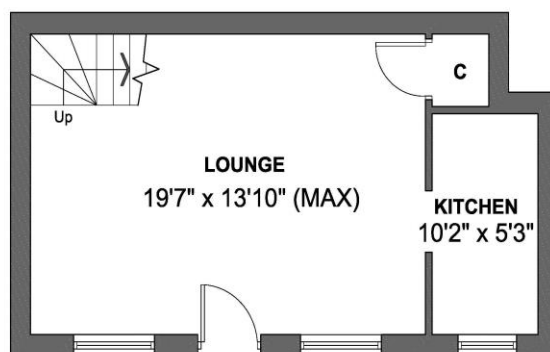
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural 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.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

