

5 Market Square, Crewkerne, Somerset TA18 7LE Tel: 01460 73777 Fax: 01460 73088 email: crewkerne@lawrences.property



**28 EASTHAMS ROAD
CREWKERNE
TA18 7AQ**

PRICE £325,000

**A SPACIOUS DETACHED FIVE BEDROOM HOUSE WITH DOUBLE GARAGE
PLEASANTLY SITUATED IN A QUIET CUL DE SAC ON THE OUTSKIRTS OF
CREWKERNE TOWN AND HAVING A SOUTHERLY ASPECT TO THE REAR WITH
VIEWS OVER THE TOWN AND BEYOND.**

28 Easthams Road, Crewkerne, Somerset, TA18 7AQ

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 detached house believed to date back to the late 1890s and built with brick elevations under a slate roof. Over the years the property has been extended and modernised with the addition of gas fired central heating with radiators and double glazed windows. The versatile accommodation with its ground floor bedroom and en suite would suit a variety of uses and an internal inspection is strongly recommended to fully appreciate this property.

GROUND FLOOR

ENTRANCE HALL

Ceramic tiled flooring, stairs to first floor, radiator, under stairs cupboard.

LOBBY

Wall mounted gas boiler supplying domestic hot water and water for central heating circulation, door to

CLOAKROOM

Low level WC and wash hand basin.

UTILITY ROOM

Range of base units with rounded edge laminated worktops over incorporating Belfast stone sink, space and plumbing for washing machine, space for tumble dryer.

SITTING ROOM

17' 0" x 14' 3" (5.18m x 4.34m)

Polished stone fireplace and hearth incorporating Living Flame gas fire, two radiators, TV aerial point, door to

CONSERVATORY

16' 7" x 10' 10" (5.05m x 3.30m)

Double opening doors to rear garden.

KITCHEN/DINER

13' 6" x 10' 0" (4.11m x 3.05m)

Range of wall and base units, laminated worktops, stainless steel one and a quarter bowl inset sink unit, gas fired Rayburn, inset ceiling spotlights, stand up larder unit, space for range cooker, dual aspect windows, door to

DINING ROOM

13' 1" x 13' 0" (3.98m x 3.96m)

Attractive brick built feature fireplace, inset ceiling spotlights, door to lounge.

BEDROOM 5

11' 1" x 10' 5" (3.38m x 3.17m)

Radiator, window to rear.

EN SUITE SHOWER

Shower cubicle with electric shower, pedestal wash hand basin, low level WC.

FIRST FLOOR

LANDING

Access to roof space, walk in airing cupboard with factory lagged hot water tank.

BEDROOM 1

14' 5" x 11' 7" (4.39m x 3.53m)

Range of built in wardrobes, radiator, two wall light points, window to rear with views over the town.

EN SUITE SHOWER

Shower cubicle with Triton electric shower, pedestal wash hand basin, low level WC, radiator.

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BEDROOM 2

13' 1" x 12' 5" (3.98m x 3.78m)

Dual aspect windows, radiator, built in wardrobe with access to eaves storage area.

EN SUITE CLOAKROOM

Low level WC, wash hand basin.

BEDROOM 3

8' 4" x 8' 2" (2.54m x 2.49m)

Built in wardrobe, radiator, window to rear.

BEDROOM 4

8' 6" x 8' 2" (2.59m x 2.49m)

Window to rear.

BATHROOM

Panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator.

OUTSIDE

To the front of the property there is ample off road parking leading to **DETACHED DOUBLE GARAGE** with electric roller door, light and power.

Personal door to rear garden which is arranged on two levels, one laid to lawn and one laid to a paved patio area. Numerous shrubs and flower beds.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band D. Annual amount payable for the current year 2015/16 £1551.12. (South Somerset District Council).

DIRECTIONS

From our office in the Market Square proceed along East Street (A30 Yeovil) and after a few hundred yards Easthams Road will be found on the right hand side just past the pelican pedestrian crossing. Number 28 will then be found further along 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.

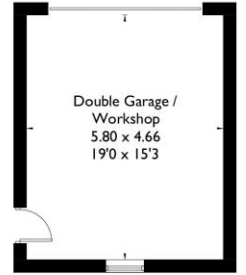
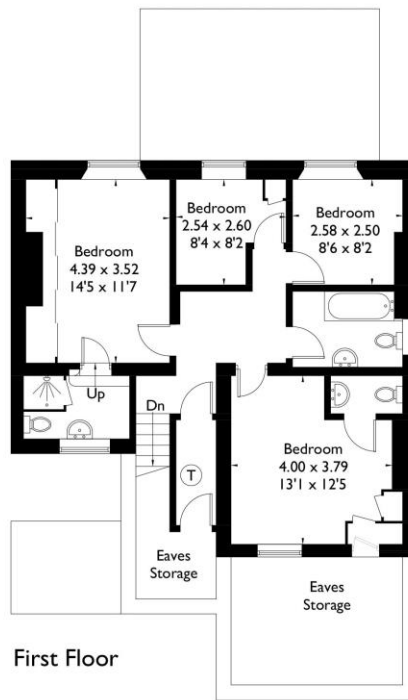
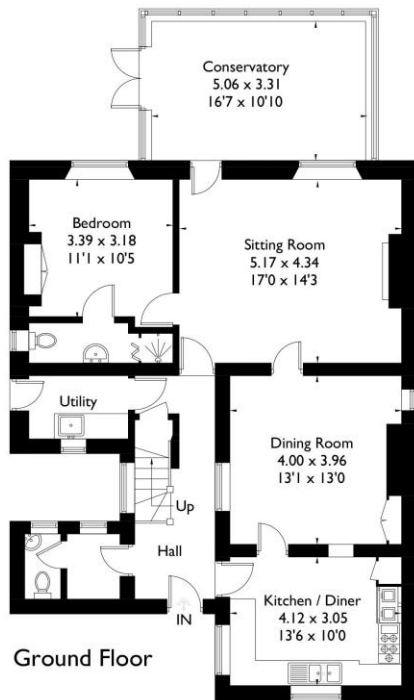
The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells 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.


Approximate Gross Internal Area = 178.4 sq m / 1920 sq ft
 Garage / Workshop = 27.1 sq m / 292 sq ft
 Total = 205.5 sq m / 2212 sq ft



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2015 0845 6344080 Ref: I46896

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:
28 Easthams Road