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**8 MADISON COURT
CREWKERNE
TA18 8EP**

PRICE £195,000

**A SPACIOUS THREE STOREY, FOUR BEDROOM MODERN END OF TERRACE HOUSE
SITUATED IN THE HEART OF CREWKERNE TOWN CENTRE HAVING CAR PARKING
SPACE, GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.**

8 Madison Court, West Street, Crewkerne, Somerset, TA18 8EP

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets, the recently opened Waitrose superstore, 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 end terrace house built in recent years with natural stone front elevations under a tiled, felted and insulated roof. The accommodation, which is of generous proportions, has been well maintained by the present owner and is presented to the market in good decorative order throughout benefiting from gas fired central heating with radiators, double glazed windows and car parking space. An ideal family home and an internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, ceramic tiled floor.

CLOAKROOM

Low level WC, wash hand basin, radiator, window to front.

KITCHEN

9' 1" x 7' 6" (2.77m x 2.28m)

Single drainer stainless steel inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, ceramic tiled flooring, plumbing for washing machine, plumbing for dishwasher, built in four ring gas hob with concealed cooker hood over, built in electric oven, radiator, space for fridge/freezer.

LOUNGE

15' 0" x 14' 2" (4.57m x 4.31m)

Feature fireplace with Hamstone hearth, under stairs cupboard, radiator, laminate flooring, TV aerial point, double opening doors to

CONSERVATORY

14' 0" x 9' 9" (4.26m x 2.97m)

Fully double glazed, double opening doors to rear, laminate flooring, electric panel heater.

FIRST FLOOR

LANDING

Stairs to second floor, four double built in cupboards.

MASTER BEDROOM

12' 3" x 10' 10" (3.73m x 3.30m) plus 8'10" x 5'10" (2.69m x 1.78m)

An L shaped room with two windows to front, radiator, built in cupboard with gas boiler.

EN SUITE SHOWER

Shower cubicle with thermostatic shower, fully tiled surround and folding glazed doors, pedestal wash hand basin, low level WC, radiator, extractor fan.

BEDROOM 2

11' 8" x 8' 10" (3.55m x 2.69m)

Built in wardrobe, laminate flooring, radiator, window to rear.

BATHROOM

Panelled bath with mixer tap shower, pedestal wash hand basin, low level WC, half tiled walls, extractor fan, radiator, window to rear, laminate flooring.

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SECOND FLOOR

LANDING

Built in cupboard.

BEDROOM 3

18' 10" x 10' 6" (5.74m x 3.20m)

Radiator, access to roof space, window to front, Velux window to rear.

BEDROOM 4

18' 10" x 6' 2" (5.74m x 1.88m)

Built in storage cupboard, radiator, window to front, Velux window to rear.

OUTSIDE

To the front of the property there is a small area of gravelled bed/patio. Enclosed rear garden with lawned area, decking patio area and shaved bark area, car parking space A included.

SERVICES

All main services are connected.

COUNCIL TAX

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

DIRECTIONS

Proceed along Market Street and at the end of the main street follow the road around to the right into West Street (A30 Chard). Madison Court will then be found a short distance 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.

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Floor Plan and EPC to follow