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**THE RAILWAY HOUSE
CATHOLE BRIDGE ROAD
CREWKERNE
TA18 8PF**

PRICE £295,000

A DETACHED THREE BEDROOM, TWO RECEPTION ROOM HOUSE SITUATED ON THE OUTSKIRTS OF CREWKERNE HAVING VIEWS OVER FARMLAND TO THE FRONT AND REAR AND SET IN GARDENS OF APPROXIMATELY ONE THIRD OF AN ACRE.

Railway House, Cathole Bridge Road, Crewkerne, Somerset, TA18 8PF

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 detached house built for British rail in the early 1960s of traditional cavity wall construction with brick elevations under tiled roof. The accommodation, which has been extended to the rear, has been well maintained by the present owner and benefits from night storage heating and double glazed windows. A particular feature of this property is the garden and detached workshop/garage. An internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE HALL with stairs to first floor.

KITCHEN/BREAKFAST ROOM

17' 3" x 10' 6" (5.25m x 3.20m)

Single drainer stainless steel sink unit with cupboards under, range of wall and base units, laminated worktops, stand up larder unit, coved ceiling, plumbing and space for washing machine and dishwasher, space for fridge/freezer, fluorescent strip light, windows to front and rear, night storage heater, walk in pantry/store room with tumble dryer venting, Vent Axia extractor fan.

REAR LOBBY

Built in storage cupboards, quarry tiled flooring.

CLOAKROOM

Low level WC, vanity unit with cupboards under and Triton Handwash heater, window to side.

INNER HALL

Under stairs cupboard.

SITTING ROOM

17' 3" x 12' 0" (5.25m x 3.65m)

Modern tiled fireplace with open grate, night storage heater, TV aerial point, coved ceiling, window to front, archway to

DINING ROOM

16' 0" x 12' 0" (4.87m x 3.65m)

Double glazed sliding patio doors, night storage heater, triple aspect window, four wall light points, coved ceiling.

FIRST FLOOR

LANDING

Access to roof space, night storage heater, built in linen cupboard.

BEDROOM 1

12' 3" x 10' 0" (3.73m x 3.05m) plus deep door recess

Built in wardrobe, window to front, electric panel heater.

BEDROOM 2

12' 2" max x 8' 5" (3.71m max x 2.56m) plus door recess

Range of built in wardrobes, airing cupboard with lagged hot water tank and electric immersion heater, electric panel heater, window to front.

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BEDROOM 3

9' 0" x 7' 3" (2.74m x 2.21m)

Window to rear.

BATHROOM

Panelled bath with Mira electric shower, pedestal wash hand basin, low level WC, heated towel rail, Dimplex wall heater, built in cupboards, window to rear.

OUTSIDE

Front garden mainly laid to lawn. Concrete driveway leading to gravelled drive and turning area. **DETACHED WORKSHOP/GARAGE 30' max 17' (9.14m max x 5.18m)** with two sets of double opening doors, light and power. The main garden extends to approximately one third of an acre with lawns, flower beds, numerous shrubs, detached shed 12' x 8' (3.66m x 2.44m), further sheds and greenhouse. Immediately adjoining the patio doors from the dining room there is a raised paved patio with wrought iron surround.

SERVICES

Mains water and electricity connected. Private drainage.

COUNCIL TAX

Council tax band D. Annual amount payable for the current year 2016/17 £1620.27. (SSDC).

DIRECTIONS

From our office in the Market Square proceed along Market Street and take the centre fork of the three into Hermitage Street (B3165 Lyme Regis road) and continue out of Crewkerne. On the edge of the town turn left into Cathole Bridge Road and proceed over the railway line. The property is then found immediately on the left hand side.



VIEWING

By prior appointment call **01460 73777**

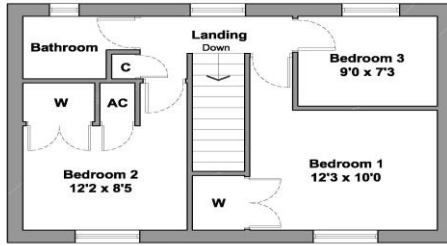
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

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.

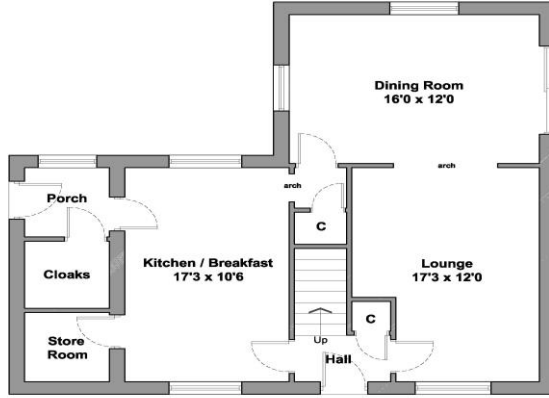
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural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



Drawing produced 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/fittings and any other data shown are an approximate interpretation only and is not to scale.

EPC to follow