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**27 BEECHWOOD DRIVE
CREWKERNE
TA18 7BY**

PRICE £255,000

**A MODERN DETACHED FOUR BEDROOM HOUSE PLEASANTLY SITUATED IN AN
ELEVATED POSITION WITHIN THE POPULAR WADHAM PARK DEVELOPMENT
WITH GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS**

27 Beechwood Drive, Crewkerne, Somerset, TA18 7BY

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets and 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 with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation, which has been well maintained, benefits from gas fired central heating with radiators, double glazed windows, en suite to bedroom 1, integral garage and gardens to front and rear. An ideal family home and viewing strongly recommended.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, under stairs cupboard, double radiator, under stairs recess, coved ceiling.

CLOAKROOM

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

SITTING ROOM

16' 1" x 11' 1" (4.90m x 3.38m)

Window to front, radiator, reconstructed stone fireplace with Living Flame gas fire, coved ceiling, two wall light points, TV aerial point, archway to

DINING ROOM

11' 1" x 7' 8" (3.38m x 2.34m)

Double glazed sliding patio doors to rear, coved ceiling, radiator.

KITCHEN

14' 0" x 8' 4" (4.26m x 2.54m)

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 gas hob with cooker hood over, built in electric oven, ceramic tiled flooring, space and plumbing for washing machine, space for fridge/freezer, wall mounted Alpha gas fired boiler supplying domestic hot water and water for central heating circulation, door to outside, window to rear.

FIRST FLOOR

LANDING

Wall light point, access to roof space via folding loft ladder, airing cupboard with factory lagged hot water tank and electric immersion heater.

BEDROOM 1

11' 2" x 11' 1" (3.40m x 3.38m)

Window to front, radiator, built in wardrobe with two mirror doors.

EN SUITE SHOWER

Shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, radiator, window to side with far reaching views, fully tiled walls.

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BEDROOM 2

10' 5" x 9' 5" (3.17m x 2.87m)

Radiator, window to front, built in wardrobe with two mirror doors.

BEDROOM 3

11' 5" x 8' 6" (3.48m x 2.59m)

Built in wardrobe with three mirror doors, radiator, window to rear.

BEDROOM 4

11' 1" x 7' 9" (3.38m x 2.36m)

Radiator, window to rear.

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, Dimplex wall heater, shaver/light fitment, fully tiled walls, window to side.

OUTSIDE

Front garden laid to brick pavior incorporating concrete driveway which leads to **INTEGRAL GARAGE** with up and over door. Side access to enclosed rear garden mainly laid to lawn with flower beds. Paved patio area, outside water tap.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band E. Annual amount payable for the current year 2016/17 £1980.31. (South Somerset District Council)

DIRECTIONS

From our office in the Market Square proceed along North Street (A356 Ilminster) and after about half a mile turn right into Ashlands Road. Continue up the hill and take the third turning on the right into Beechwood Drive and number 27 will then be found further along on the left hand side.

VIEWING

By prior appointment call **01460 73777**

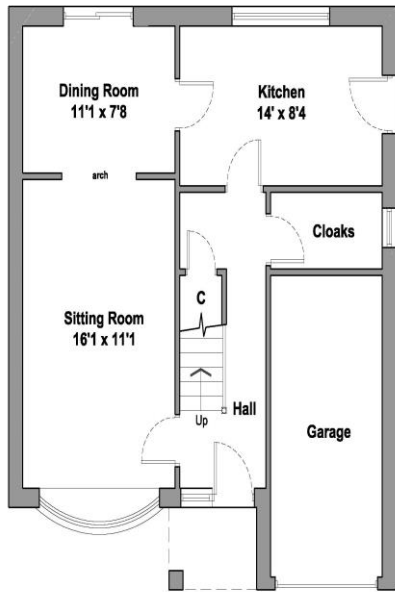
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

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.

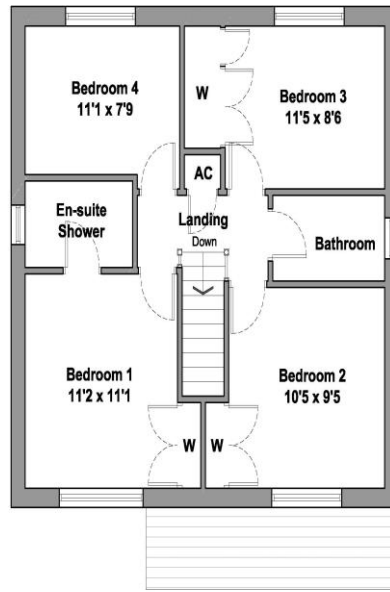
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural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



GROUND FLOOR PLAN



FIRST 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.

