5 HENLEY VIEW
CREWKERNE
TA18 8JD

PRICE £164,950

A SPACIOUS THREE BEDROOM HOUSE SITUATED ON THE EDGE OF CREWKERNE CLOSE TO COUNTRYSIDE WALKS AND HAVING DOUBLE GLAZED WINDOWS AND PART GAS CENTRAL HEATING WITH RADIATORS.
5 Henley View, Crewkerne, Somerset, TA18 8JD

SITUATION
Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets (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) (less than three hours to Waterloo). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

THE PROPERTY
The property is a modern terrace house built of traditional cavity wall construction with brick elevations under a tiled, felted and insulated roof. The accommodation benefits from double glazed windows and part gas fired central heating. An ideal family home situated close to open countryside on the southern side of Crewkerne. An internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE PORCH
Walk in storage cupboard, door to

ENTRANCE HALL
Radiator, stairs to first floor, walk in utility cupboard, under stairs recess.

CLOAKROOM
Low level WC, wash hand basin.

SITTING ROOM
22' 9'' x 10' 8'' (6.93m x 3.25m)
Reconstructed stone feature fireplace, windows to front and rear, TV aerial point, two radiators, serving hatch to

KITCHEN
9' 9'' x 8' 7'' (2.97m x 2.61m) (Refitted)
Single drainer stainless steel inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops with ceramic tiled splashbacks, built in four ring ceramic hob with cooker hood over, built in electric oven, breakfast bar, cupboard containing wall mounted gas boiler supplying domestic hot water and water for central heating circulation, window and door to rear.

FIRST FLOOR

LANDING
Access to roof space, linen cupboard.

BEDROOM 1
12' 0'' x 10' 6'' (3.65m x 3.20m)
Radiator, TV aerial point, window to rear with some views to distant hillsides.

BEDROOM 2
10' 9'' x 10' 6'' (3.27m x 3.20m)
Built in wardrobe, window to front.

BEDROOM 3
10' 0'' x 8' 8'' (3.05m x 2.64m)
Window to rear with some views to distant hillsides.
5 Henley View, Crewkerne, Somerset, TA18 8JD

BATHROOM
7' 7'' x 6' 9'' (2.31m x 2.06m)
Panelled bath, pedestal wash hand basin, low level WC, radiator, ceramic tiled splashback, window to front.

OUTSIDE
Front garden laid mainly to lawn.

Rear garden with pedestrian access. Lawned area, gravelled patio area, paved patio area with brick built barbeque.

SERVICES
All main services connected.

COUNCIL TAX
Council tax band B. Annual amount payable for the current year 2016/17 £1260.23 (South Somerset District Council).

DIRECTIONS
From our office in the Market Square proceed along Market Street and at the end of the main street take the left hand fork into South Street (A356 Dorchester road). Continue along South Street taking the third turning on the right into Kithill. Proceed up Kithill and take the sixth turning left into Lang Road. Number 5 Henley View will then be found a short distance along on the left hand side.

VIEWING
By prior appointment call 01460 737777

Please note that our room sizes are now quoted in meters 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 costs 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.