

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



**3 BARTLETT COURT
ROSE LANE
CREWKERNE
TA18 7ER**

PRICE £140,000

**A MODERN LINKED SEMI DETACHED TWO BEDROOM HOUSE PLEASANTLY
SITUATED WITHIN CREWKERNE'S TOWN CENTRE AND HAVING A GARAGE, GAS
CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.**

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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 house built in recent years of traditional cavity wall construction with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation, which has been well maintained by the present owner, is presented to the market in excellent decorative order throughout benefiting from double glazed windows, gas central heating and a garage. An ideal first home and an internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE HALL

Door to

SITTING ROOM

13' 0" x 12' 2" (3.96m x 3.71m)

Coved ceiling, TV aerial point, two radiators, window to front, stairs to first floor, archway to

KITCHEN/DINING ROOM

12' 9" x 7' 0" (3.88m x 2.13m)

Single drainer stainless steel inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, gas cooker point, coved ceiling, plumbing for washing machine, space for fridge/freezer, telephone point, door to courtyard.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

9' 5" x 9' 2" (2.87m x 2.79m)

Radiator, window to front, built in storage cupboard, built in wardrobe with gas boiler supplying domestic hot water and water for central heating circulation, coved ceiling, TV aerial point.

BEDROOM 2

10' 1" x 6' 6" (3.07m x 1.98m)

Window to side, Radiator, telephone point.

BATHROOM

Shaped bath with fitted shower and side screen, vanity unit with cupboard under, low level WC with concealed cistern, fully tiled walls, ceramic tiled flooring, coved ceiling, extractor fan.

OUTSIDE

Front garden laid to gravelled beds, side gate leading to side passage, **GARAGE** in compound closeby.

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SERVICES

All main services are connected.

COUNCIL TAX

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

BROADBAND

Standard broadband average speed 12.33 Mbps. (Information retrieved from Rightmove)

DIRECTIONS

(on foot). From our office in the Market Square proceed along North Street turning left into Rose Lane. The property will then be found a short distance along on the left hand side.

VIEWING

By prior appointment call **01460 73777**

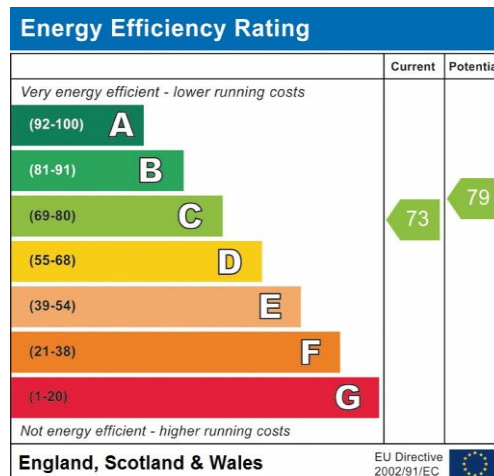
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

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 to follow