

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



21 Oak Drive
Crewkerne
TA18 8DB

PRICE £260,000

A VERY SPACIOUS FIVE BEDROOM THREE STOREY TOWN HOUSE SITUATED ON THIS MUCH SOUGHT AFTER RESIDENTIAL DEVELOPMENT OVERLOOKING THE ESTATE GREEN AND HAVING GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED WINDOWS.

21 Oak Drive, Crewkerne, Somerset, TA18 8DB

SITUATION

The small country market town of Crewkerne offers many local amenities with supermarkets including the recently opened Waitrose superstore, shops, chemists, banks, doctors surgery, 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 three storey town house built of traditional cavity wall construction with rendered elevations under a tiled, felted and insulated roof. The accommodation, which is arranged over three levels, has been very well maintained by the present owner and benefits from gas fired central heating with radiators and double glazed windows. An ideal family home and an internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, large under stairs cupboard, laminate flooring, radiator, coved ceiling, telephone point.

CLOAKROOM

Low level WC, wash hand basin, radiator, extractor fan, laminate flooring.

DINING ROOM/BEDROOM 5

12' 0" x 9' 7" (3.65m x 2.92m)

Laminate flooring, coved ceiling, radiator, window to front.

RECEPTION ROOM

13' 4" x 12' 0" (4.06m x 3.65m)

Double opening doors to rear garden, laminate flooring, coved ceiling, TV aerial point, radiator.

KITCHEN

12' 0" x 9' 10" (3.65m x 2.99m)

One and a quarter bowl single drainer inset sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, space and plumbing for washing machine and dishwasher, built in four ring gas hob with concealed cooker hood over, built in double oven, space for fridge/freezer, inset ceiling spotlights, ceramic tiled flooring, radiator, Radiant wall mounted gas boiler supplying domestic hot water and water for central heating circulation, window and door to rear.

FIRST FLOOR

LANDING

Radiator, stairs to second floor, coved ceiling, window to front.

SITTING ROOM

16' 2" x 12' 2" (4.92m x 3.71m)

Two radiators, coved ceiling, two windows to rear, TV aerial point.

BEDROOM 2

12' 0" x 9' 10" (3.65m x 2.99m)

Radiator, window to front.

BEDROOM 3

12' 0" max x 7' 4" (3.65m max x 2.23m)

Radiator, window to rear, airing cupboard with Mega Flo hot water tank.

BATHROOM

Panelled bath with mixer tap hairwasher, pedestal wash hand basin, low level WC, ceramic tiled splashbacks, shaver point, extractor fan, radiator, window to front.

SECOND FLOOR

LANDING

Window to front.

BEDROOM 1

13' 6" x 10' 5" (4.11m x 3.17m) plus door recess

Window and Velux to rear, radiator.

EN SUITE SHOWER

Glazed shower cubicle with fitted thermostatic shower and fully tiled splashbacks, low level WC, pedestal wash hand basin, shaver point, extractor fan, window to front.

BEDROOM 4

10' 8" x 10' 0" (3.25m x 3.05m)

Radiator, access to roof space, window to rear.

OUTSIDE

Enclosed rear garden with gravelled area. Paved patio and path, outside water tap. WORKSHOP 11'10" x 10'3" (3.61m x 3.12m) with light and power. Personal door to garden. Pedestrian access from garden leading to TWO OFF ROAD CAR PARKING SPACES.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band D. Annual amount payable for the current year 2017/18 £1719.58 (South Somerset District Council).

DIRECTIONS

From our office in the Market Square proceed along North Street (A356 Ilminster). After about a mile turn right into Ashlands Road. Continue up the hill when Oak Drive will then be found on the left hand side and number 21 is a short distance along on the left hand side.



VIEWING

By prior appointment call 01460 73777

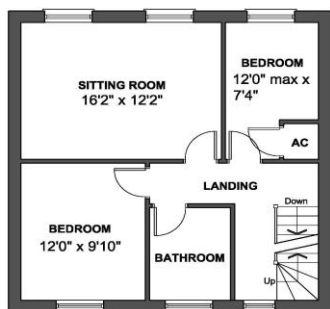
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

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.

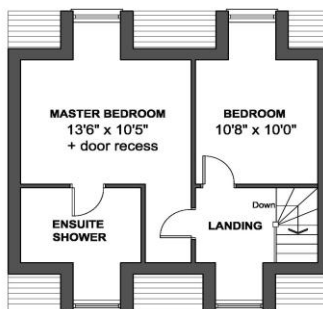
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural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

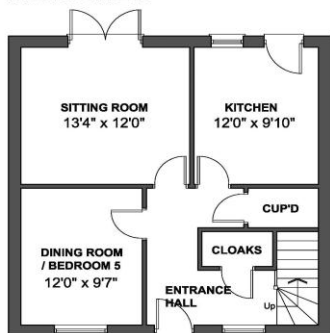
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

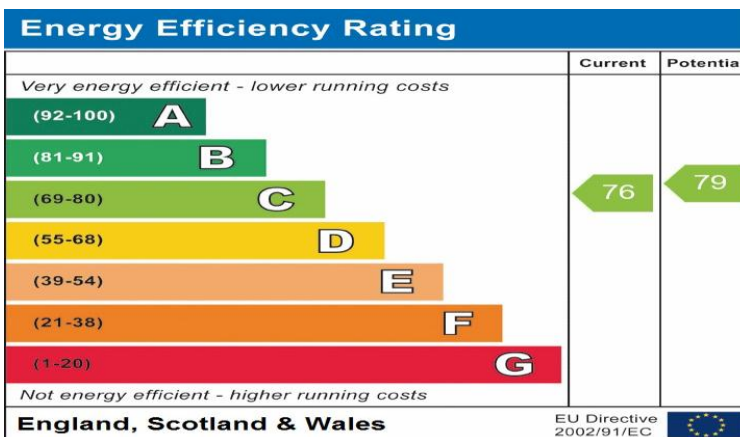


GROUND FLOOR PLAN



Drawing produced by Digiplans - 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.

Email: digiplans@twe.co.uk



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