

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



**3 HAWTHORNE CLOSE
CREWKERNE
TA18 7BW**

PRICE £235,000

**A MODERN DETACHED TWO BEDROOM BUNGALOW PLEASANTLY SITUATED
WITHIN THIS RESIDENTIAL CUL DE SAC ON THIS MUCH SOUGHT AFTER
DEVELOPMENT ON THE EDGE OF CREWKERNE.**

3 Hawthorne Close, Crewkerne, Somerset, TA18 7BW

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets and a 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 bungalow 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 very well maintained by the present owner, is presented to the market in excellent decorative order throughout benefiting from gas fired central heating, double glazed windows and cavity wall insulation. An internal inspection is strongly recommended.

ENTRANCE HALL

Laminate flooring, door to

SITTING ROOM

16' 2" x 11' 4" (4.92m x 3.45m)

Wall mounted Living Flame electric fire, radiator, TV aerial point, three wall light points, archway to dining room, coved ceiling, window to front.

DINING ROOM

7' 10" x 7' 4" (2.39m x 2.23m)

Radiator, window to rear, coved ceiling, archway to

KITCHEN

8' 5" x 7' 10" (2.56m x 2.39m)

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 ceramic hob with cooker hood over, built in single oven, integrated fridge and freezer, plumbing for washing machine, window to rear, laminate flooring, door to

CONSERVATORY

10' 3" x 9' 6" (3.12m x 2.89m)

Double opening doors to rear garden, TV aerial point.

INNER HALL

Access to roof space via folding loft ladder, gas fired boiler supplying domestic hot water and water for central heating circulation. Built in cupboard with radiator.

BEDROOM 1

10' 4" x 10' 0" (3.15m x 3.05m)

Range of built in wardrobes with cupboards over, two wall light points, radiator, coved ceiling.

BEDROOM 2

10' 0" x 7' 6" (3.05m x 2.28m)

Range of built in wardrobes with cupboards over, radiator, window to rear, coved ceiling.

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BATHROOM

Panelled bath with thermostatic shower, fully tiled surround and folding glazed screen, pedestal wash hand basin, low level WC, ceramic tiled flooring, ladder towel rail, coved ceiling, window to side.

OUTSIDE

To the front of the property there is an area of lawn with some shrubs. Driveway leading to **GARAGE** with up and over door. Double opening gates lead to additional car parking area. Enclosed rear garden mainly laid to lawn with well stocked flower beds, paved patio area, detached wooden summerhouse with decking patio area, detached wooden garden shed, side gated access to the front, fishpond.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band C. Annual amount payable for the current year 2017/18 £1528.51. (South Somerset District Council).

BROADBAND

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

THE PROPERTY OMBUDSMAN

Lawrences Property Ltd is a member of the TPO scheme and subscribe to this code of practice.

DIRECTIONS

From our office in the Market Square proceed out of Crewkerne along East Street (A30 Yeovil road) turning left into Ashlands Road on the edge of town just after Wadham School Hawthorne Close will then be found further along second cul de sac 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 and EPC to follow