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**109 KINGSWOOD ROAD
CREWKERNE
TA18 8JW**

PRICE £309,950

AN IMMACULATE DETACHED FOUR BEDROOM HOUSE SITUATED ON THE EDGE OF CREWKERNE HAVING SOME GOOD VIEWS TO DISTANT HILLSIDES, 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 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 in recent years with brick elevations under a tiled, felted and insulated roof. The accommodation, which has been very well maintained and recently upgraded by the present owner, is presented to the market in immaculate decorative order throughout benefiting from gas fired central heating with radiators and double glazed windows. Situated on the edge of Crewkerne this property enjoys some views to distant hillsides. An internal inspection is strongly recommended this fine family home.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, Karndean flooring, stairs to first floor, thermostatic control, radiator, under stairs cupboard.

CLOAKROOM

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

SITTING ROOM

21' 0" x 10' 3" (6.40m x 3.12m)

Triple aspect windows with fitted blinds, two radiators, TV aerial point, Karndean flooring, double opening doors to rear garden, double opening doors to

L SHAPED KITCHEN/DINING ROOM

18' 9" x 15' 0" (5.71m x 4.57m)

Refitted in 2016 with high quality wall and base units, Blanco single drainer inset sink unit, granite resin worktops from Granite transformations, integrated dishwasher, integrated fridge/freezer, built in AEG four ring gas hob with cooker hood over, built in double oven, Karndean flooring, door to hall, dual aspect windows, door to

UTILITY ROOM

9' 0" x 6' 0" (2.74m x 1.83m)

Blanco single drainer sink unit with cupboard under, double wall unit, granite resin worktop, Ideal wall mounted gas boiler supplying domestic hot water and water for central heating circulation, ceramic tiled flooring, window to front, door to side, space for tumble dryer.

FIRST FLOOR

LANDING

Access to roof space, airing cupboard with hot water tank and electric immersion heater.

MASTER BEDROOM

12' 0" x 11' 2" (3.65m x 3.40m)

Window to front, radiator, TV aerial point, range of fitted wardrobes.

EN SUITE SHOWER

Shower cubicle with thermostatic shower, fully tiled inset and glazed sliding doors, low level WC, pedestal wash hand basin, radiator, shaver point, window to front with views to distant hillsides, built in storage cupboard.

BEDROOM 2

12' 0" x 10' 6" (3.65m x 3.20m)

Radiator, window to front with views to distant hillsides.

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BEDROOM 3

10' 4" x 9' 0" (3.15m x 2.74m) plus recesses

Karndean flooring, radiator, window to rear.

BEDROOM 4

9' 0" x 7' 0" (2.74m x 2.13m) plus recess

Window to rear, radiator.

BATHROOM

Panelled bath with thermostatic shower over, fully tiled splashbacks and glazed side screen, pedestal wash hand basin, low level WC, window to rear, radiator, extractor fan, Karndean flooring.

OUTSIDE

Small area of garden to the front. Driveway providing off road parking leading to **DETACHED GARAGE** with roller door, light and power. Personal door to enclosed rear garden mainly laid to lawn with areas of paved patio, gravelled patio area, pergola, flower bed and outside tap.

SERVICES

All main services are connected.

COUNCIL TAX

Council tax band E. Annual amount payable for the current year 2018/19 £2194.45. (South Somerset District Council).

BROADBAND

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

THE PROPERTY OMBUDSMAN

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

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 of the three into South Street. Continue for about half a mile and take the third turning on the right into Kithill. Continue to the top of the hill and follow the road into Kingswood Road. Take the third turning on the left and number 109 will then be found 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