

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



**6 THE LAURELS  
CREWKERNE  
TA18 7BX**

**PRICE £299,950**

**A MODERN DETACHED THREE BEDROOM, TWO RECEPTION ROOM BUNGALOW  
SITUATED IN THIS FAVOURED CUL DE SAC LOCATION ON THE POPULAR WADHAM  
PARK DEVELOPMENT AND HAVING AN OPEN ASPECT TO THE REAR TO DISTANT  
HILLSIDES.**

## **6 The Laurels, Crewkerne, Somerset, TA18 7BX**

### **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) (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 detached bungalow built in recent years of traditional cavity wall construction with reconstituted stone elevations under a tiled, felted and insulated roof. The accommodation benefits from gas fired central heating with radiators, double glazed windows throughout and a pleasant aspect to the rear. An internal inspection is strongly recommended to fully appreciate this bungalow's location.

### **ENTRANCE HALL**

Radiator, access to roof space via folding loft ladder, coved ceiling, airing cupboard with lagged hot water tank and electric immersion heater.

### **CLOAKROOM**

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

### **SITTING ROOM**

**16' 2" x 11' 7" (4.92m x 3.53m)**

Feature fireplace with wooden surround, polished stone hearth and insert, TV aerial point, coved ceiling, radiator, bow window to rear with views to distant hillsides, archway to

### **DINING ROOM**

**11' 7" x 8' 3" (3.53m x 2.51m)**

Radiator, coved ceiling, window to rear with views to distant hillsides.

### **KITCHEN**

**9' 9" x 7' 10" (2.97m x 2.39m)**

Twin bowl stainless steel inset single drainer sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, ceramic tiled splashbacks, built in four ring gas hob with cooker hood over, built in double oven, space for fridge, fluorescent strip light, window to rear with views to distant hillsides.

### **UTILITY ROOM**

**8' 2" x 5' 4" (2.49m x 1.62m)**

Belfast stone sink, plumbing and space for washing machine and dishwasher, radiator, Potterton wall mounted gas boiler supplying domestic hot water and water for central heating circulation, radiator, door to rear, window to rear with views to distant hillsides, fluorescent strip light.

### **BEDROOM 1**

**12' 8" x 11' 0" (3.86m x 3.35m)**

Built in wardrobe with two sliding mirror doors, coved ceiling, radiator, window to front.

### **BEDROOM 2**

**9' 10" x 9' 5" (2.99m x 2.87m) to front of wardrobes**

Built in wardrobe with two sliding mirror doors, built in wardrobe with storage cupboards over, radiator, coved ceiling, window to front.

## 6 The Laurels, Crewkerne, Somerset, TA18 7BX

### **BEDROOM 3**

**8' 0" x 7' 10" (2.44m x 2.39m)**

Radiator, window to front.

### **BATHROOM**

Panelled bath with Mira 88 thermostatic shower, glazed shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, fully tiled walls, radiator, window to side.

### **OUTSIDE**

Front garden mainly laid to lawn with flower beds. Driveway leading to **GARAGE** with up and over door, light and power. Side access leads to enclosed rear garden with lawned areas, paved patio and flower beds.

### **SERVICES**

All main services are connected.

### **COUNCIL TAX**

Council tax band D. Annual amount payable for the current year 2018/19 £1795.46. (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 along North Street (A356 Ilminster) and after a few hundred yards turn right into The Laurels. Number 6 will then be found further along on the right 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.

*Floor Plan and EPC to follow*

