



8, Beechwood Drive



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Crewkerne, Somerset TA18 7BY

Town centre 3/4 of a mile. Train station 1 3/4 miles. Yeovil 9 miles.

A recently refurbished three bedroom detached house situated within this sought after residential area with driveway, garage and gardens to both front and rear. EPC Band D.

- Recently Refurbished & No Onward Chain
- Sitting Room and Dining Room
- Three Bedrooms
- Front and Rear Gardens
- Council Tax Band D
- Hallway and Cloakroom
- Newly Fitted Kitchen
- Family Bathroom
- Driveway and Garage
- Freehold

Guide Price £315,000

SITUATION

This three bedroom detached house is situated in a prime residential location set within a quiet cul-de-sac and close to Bincombe Beeches Nature Reserve. The town centre is within 3/4 of a mile where a good range of shopping, recreational and scholastic facilities can be found, including a Waitrose supermarket. A broader range of amenities are available in Yeovil, which lies approximately 9 miles to the east. The Jurassic coastline at West Bay and Lyme Regis are within a 30 minute drive and Crewkerne also boasts a mainline rail link to Exeter and London Waterloo.

DESCRIPTION

This three bedroom detached house is constructed principally of reconstituted stone and contained beneath a tiled roof. The property benefits from gas fired central heating and newly replaced uPVC double glazed windows. There are also new gutters, fascias and soffits, as well as a newly installed kitchen. The accommodation is light and airy and comprises; cloakroom, two reception rooms and kitchen all on the ground floor. On the first floor, three bedrooms and a family bathroom. Outside the driveway leads to the garage/workshop, together with gardens to both the front and rear.



ACCOMMODATION

UPVC door to the entrance porch with glazed door leading to the sitting room and a further door to the cloakroom comprising low level WC and wash hand basin. The sitting room has wood laminate flooring, window to front and stairs rising to the first floor. An opening leads into the dining room with glazed patio doors to the rear and a glazed sliding door to the newly fitted kitchen, comprising; single drainer sink unit with mixer tap, adjoining worktop, together with an excellent range of floor and wall mounted cupboards and drawers. Integrated hob with stainless steel extractor hood over, together with oven and grill, space and plumbing for a dishwasher and washing machine, large window overlooking the rear garden.

On the first floor is the landing with trap access to the roof void and store cupboard. Bedroom one enjoys a large picture window overlooking the rear garden together with a store cupboard. Bedrooms two and three, both with a window to front. Bathroom comprising bath, pedestal wash hand basin and low level WC.

OUTSIDE

The property is approached over a concrete driveway which leads to the garage/workshop, approached through a metal up and over door and is connected with power and light. Adjoining the driveway is a lawned garden with a pathway leading to the rear. The rear garden is fully fenced, laid mainly to lawn and provides much privacy. There is a split level patio with attractive wrought iron fencing.

SERVICES

All mains services are connected. Gas fired central heating. Broadband : ADSL under 24 Mbps Superfast 24 - 100 Mbps Ultrafast 100 - 999 Mbps (ofcom) Mobile : EE, O2, Three and Vodafone (ofcom)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

On entering the town from Yeovil, turn right into Ashlands Road by the school, taking the 6th turning on the left signposted Beechwood Drive. No 8 will be seen after a short distance on the right hand side, clearly identified by our For Sale board.

FLOOD RISK STATUS

Very low risk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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