



FOR SALE



Full video walk - through

Goulds Brook Terrace, Crewkerne, TA18 7JA

£200,000



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ESTATES

This 200 year old cottage is set within the Conservation area of this charming and historic village and offers tasteful decor and a short walk to the amenities this popular town has to offer. The well presented accommodation comprises entrance hall, spacious living room, kitchen/diner, useful utility room and downstairs toilet. Upstairs are two double bedrooms and a bathroom. To the side of the property is a private enclosed courtyard. This lovely property would make an ideal first time purchase or occasional home as it is situated a short walk to the town and offers an ideal 'lock up and leave' option as it's only a healthy jaunt to the train station and would require very little maintenance externally. We really do recommend viewing this property to fully appreciate what is on offer.

£200,000



LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

Entrance Hall - 19' 7" x 3' 0" (5.96m x 0.92m)

Double glazed door to front, luxury vinyl tiled flooring, stairs to first floor, shoe cupboard and radiator.

Sitting Room - 14' 1" x 10' 5" (4.30m x 3.17m)

Front aspect double glazed window, feature open fireplace, laid to carpet and radiator.

Kitchen/Diner - 12' 9" x 10' 8" (3.88m x 3.25m)

Side aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, gas hob, cooker hood, electric oven, space for fridge freezer, under stairs cupboard and radiator.

Utility Room 8' 9" x 4' 0" (2.663m x 1.22m)

Skylight window, one and a half bowl sink, space and plumbing for washing machine, space and plumbing for dishwasher, gas boiler, tiled splash backs and heated towel rail.

Cloakroom - 5' 8" x 3' 1" (1.725m x 0.94m)

Side aspect double glazed window, wash hand basin, WC and heated towel rail.

Landing

Access to loft and doors to:

Bedroom One - 15' 9" x 13' 10" (4.81m x 4.21m)

Front aspect double glazed window and radiator.

Bedroom Two - 13' 8" x 6' 9" (4.17m x 2.06m)

Side aspect double glazed window and radiator.

Bathroom - 7' 9" x 6' 8" (2.35m x 2.03m)

Rear aspect double glazed window, bath with shower over, wash hand basin, WC, extractor fan and heated towel rail.

Courtyard

Courtyard area to the side of the property which is enclosed by fence with gated access to communal path.

Additional Information

Gas Fired Central Heating (boiler is approx 6 years old); Double glazed (approx 5 years old); The property is Freehold; The property is situated within the Conservation area of Crewkerne.



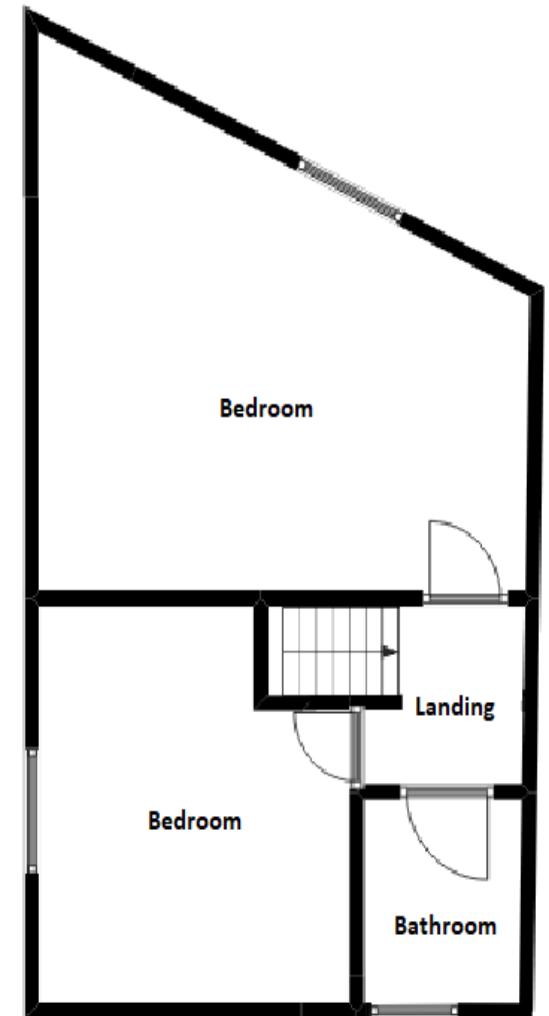
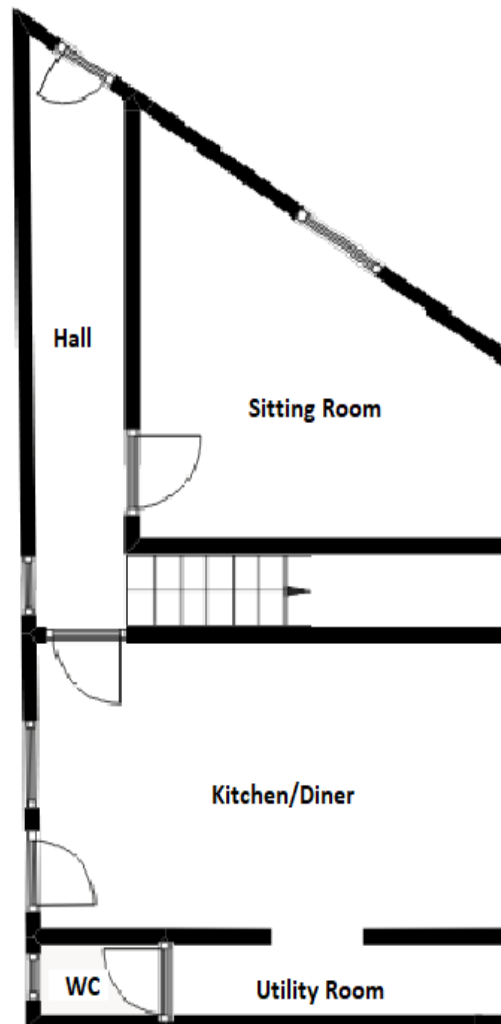
AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Directions

Walking from the centre of Crewkerne, using Market Square as your starting point, head West up Church Street, follow the road as it bends left and then past Oxen Road and Court Barton. The property will be found along here on the left hand side.



01460 477977 or 01935 277977



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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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