



2 bed cottage to buy in TA18

Middle Path, Crewkerne, Somerset, TA18
8BE

£155,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Character Features
- ✓ Two bedroom double Fronted
- ✓ Separate Garden
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Other**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

For sale by Secure Sale Online Bidding.

A two bedroom double fronted cottage situated in the heart of the Town Centre. The property benefits from character features including woodburning stove, window shutters and flagstone flooring. In brief the accommodation comprises sitting room, kitchen/dining room, two bedrooms and a bathroom. Outside there is a courtyard leading to a laundry cupboard and a separate garden. Viewing advised with no onward chain.

Sitting Room - 4.67 x 3.05 (15'3" x 10'0") - With a window to the front aspect and a door to the rear. Woodburning stove, beams, window shutters and a television point.

Kitchen/Dining Room - 5.08 x 3.10 (16'7" x 10'2") - With dual aspect windows and a door to the front. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated dishwasher, free standing Delonghi professional gas cooker and space for fridge/freezer. Wall mounted gas central heating boiler, radiator, beams and stairs rising to the first floor.

Landing - Storage cupboard and doors into:

Bedroom One - 4.67 x 3.15 (15'3" x 10'4") - With dual aspect windows front and rear, shutters, built in wardrobes, radiator and access to the loft.

Bedroom Two - 2.72 x 2.24 (8'11" x 7'4") - With a window to the front aspect, shutters and a radiator.

Bathroom - Suite comprising bath with shower over, low level WC, extractor fan, heated towel rail and tiling to all splash prone areas.

Laundry Cupboard/Store - Window and door to the side aspect, outside tap and plumbing for washing machine.

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Outside - To the rear there is a small courtyard leading to the laundry cupboard. There is a separate garden, laid to lawn, flower beds and a pleasant seating area with large shed.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Cottage

Parking: Allocated

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Other

Electric: National Grid

Water: Direct mains water

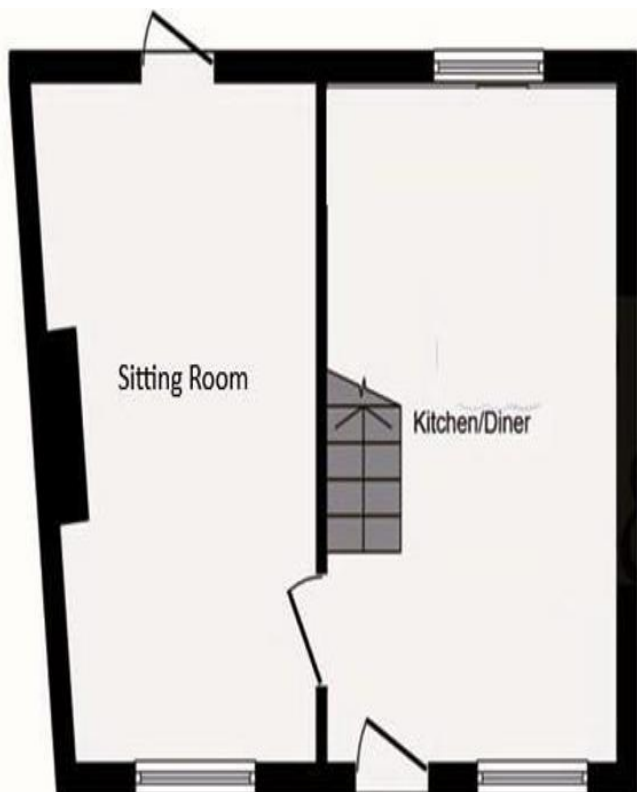
Water meter: No

Sewerage: Standard UK domestic

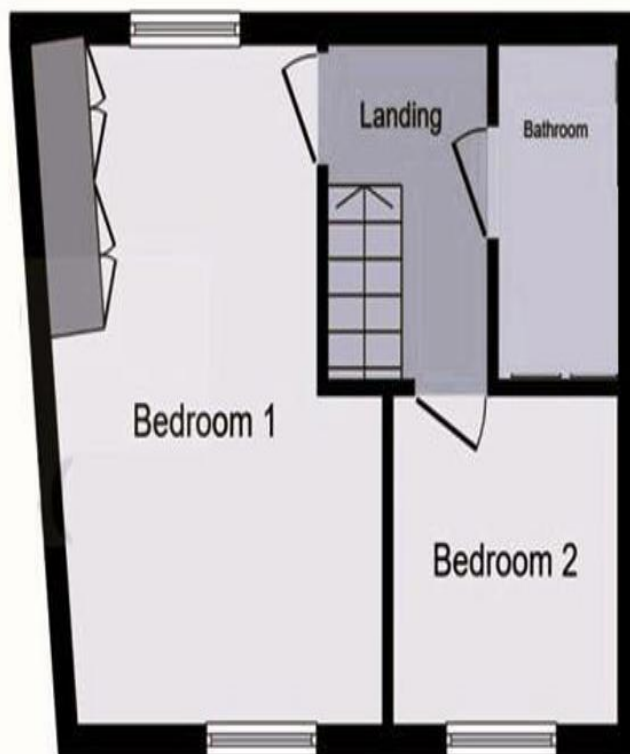
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Middle Path, Crewkerne, Somerset, TA18 8BE

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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