

HOLLOWAY



ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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81 KINGSWOOD ROAD,
CREWKERNE, SOMERSET, TA18 8JW.
£290,000 FREEHOLD

4 BEDROOMS OPEN PLANNED LIVING & DINING ROOM KITCHEN
UTILITY ROOM CLOAKROOM EN SUITE SHOWER ROOM
BATHROOM GARDEN DOUBLE GARAGE
GAS CENTRAL HEATING EPC C LOCAL COUNCIL TAX BAND E

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets (recently opened Waitrose Superstore), shops, chemists, banks, doctor's 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 house built in recent years by Persimmon Homes with brick elevations under a tiled, felted and insulated roof. The accommodation, which is presented to the market in good decorative order throughout, benefits from gas fired central heating with radiators and double glazed windows. A particular feature of this property is its location on the edge of this development and the added benefit of a double garage. An ideal family home and an internal inspection is strongly recommended.

GROUND FLOOR

ENTRANCE HALL: Stairs to first floor, under stairs recess.

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

SITTING ROOM: about 21' 0" x 10' 3" (6.40m x 3.12m) Double opening doors to rear garden, two radiators, coved ceiling, window to front, archway

DINING ROOM: about 10' 8" x 9' 4" (3.25m x 2.84m) Window to rear, radiator, coved ceiling.



KITCHEN: about 15' 0" x 9' 0" (4.57m x 2.74m) Single drainer stainless steel inset one and a quarter bowl sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops with ceramic tiled splashbacks, breakfast bar, built in four ring gas hob with cooker hood over, built in electric oven, integrated dishwasher, integrated fridge/freezer, ceramic tiled flooring, TV aerial point, dual aspect windows.

UTILITY ROOM: about 9' 0" x 6' 0" (2.74m x 1.83m) Single drainer stainless steel inset sink unit with cupboards under, wall unit, stand up larder unit, space and plumbing for washing machine, ceramic tiled flooring, radiator, door to rear.

FIRST FLOOR

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

BEDROOM 1: about 11' 2" x 10' 2" (3.40m x 3.10m) Built in wardrobe with two sliding doors (one mirrored), radiator, window to front, coved ceiling.

EN SUITE SHOWER: Large shower cubicle with thermostatic shower, sliding glazed doors and fully tiled splashbacks, pedestal wash hand basin, low level WC, radiator, shaver point, window to front.

BEDROOM 2: about 12' 0" x 10' 6" (3.65m x 3.20m) Radiator, window to front.

BEDROOM 3: about 10' 6" x 9' 0" (3.20m x 2.74m) plus recess Radiator, window to rear, coved ceiling.

BEDROOM 4: about 9' 0" x 7' 2" (2.74m x 2.18m) plus recess. Radiator, window to rear.

BATHROOM: Panelled bath with thermostatic shower, glazed side screen and fully tiled surround, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan, window to rear.

OUTSIDE: Front garden laid to well stocked flower beds and shrubs. To the rear of the property there is an enclosed rear garden mainly laid to lawn with flower beds and shrubs, raised paved patio area, side area laid to bark chippings providing useful space for wheelie bins etc. Rear pedestrian access leads to double width driveway with off road parking leading to **DOUBLE GARAGE** with twin doors.



SERVICES: All main services are connected.

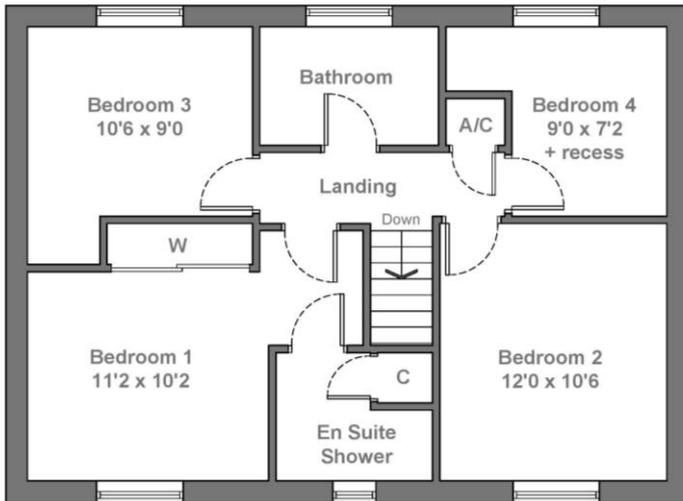
COUNCIL TAX: Council tax band E. Annual amount payable for the current year 2017/18 £2101.71 (SSDC).

BROADBAND: Superfast Broadband available in this area - average speed of 80 Mbps (Information retrieved from Rightmove).

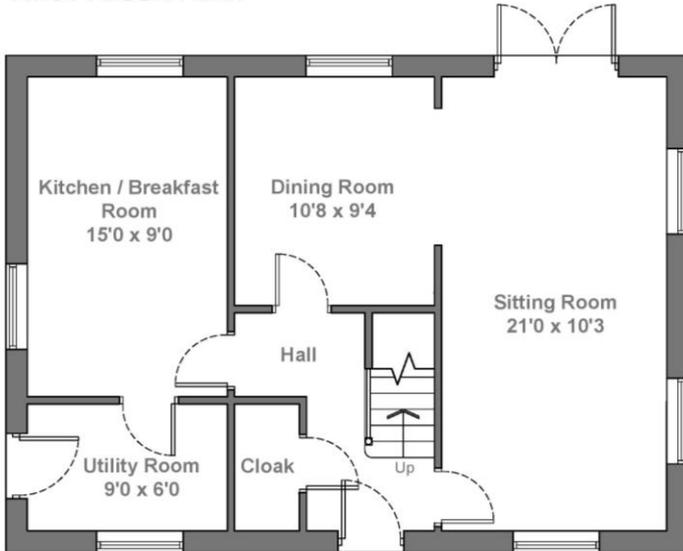
THE PROPERTY OMBUDSMAN: Holloway Estate Agents is a member of the TPO scheme and subscribe to this code of practice.

DIRECTIONS: From Market Square proceed along Market Street and take the left hand fork into South Street (A356 Dorchester road). Continue along South Street taking the third turning on the right into Kithill. Continue to the top of Kithill and straight ahead into Kingswood Road. Take the second cul de sac on the left and the walkway leading to number 81 is found on the right hand side.





FIRST FLOOR PLAN



GROUND FLOOR PLAN



Drawing produced for illustrative purposes only. Please note that all measurements, positioning, and any other data shown are approximate and the drawing is not to scale.

Energy Performance Certificate

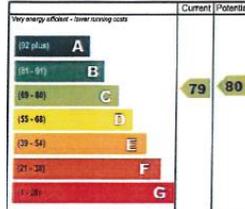


81, Kingswood Road
 CREWKERNE
 TA18 8JW

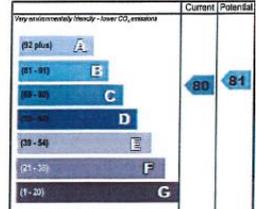
Dwelling type: Detached house
 Date of assessment: 15 November 2011
 Date of certificate: 15 November 2011
 Reference number: 8339-81139-8019-2505-7998
 Type of assessment: SAP, new dwelling
 Total floor area: 118 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	108 kWh/m ² per year	102 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.3 tonnes per year
Lighting	£95 per year	£57 per year
Heating	£370 per year	£376 per year
Hot water	£98 per year	£98 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 812 012 or visit www.energysavingtrust.org.uk