

# Towers Wills

Town & Country

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**14, Charlton Close, Crewkerne, Somerset TA18 8AT**

**£270,000**

Towers Wills are pleased to welcome to the market this well presented 3 bedroom link-detached family home, located in a quiet cul-de-sac. The property is well positioned and a short distance from Crewkerne town centre. Briefly comprising; hall, sitting room, dining room, kitchen, cloakroom, 3 bedrooms, bathroom, garage with drive, front and rear gardens.

The property is constructed of reconstituted stone and brick elevations under a tiled roof and benefits from double glazed units throughout and gas fired central heating.

**The accommodation comprises;-**

**Entrance Hall**

With stairs leading to the first floor.

**Cloakroom** 7'9" x 2'5"

White suite comprising wash hand basin and close coupled WC.

**Sitting Room** 14'4" x 11'4"

With window to the front aspect. Gas feature and feature surround. Telephone and TV point with glazed double doors opening through to the;

**Dining Room** 10'2" x 9'7"

French doors opening to the rear garden, creating a light and spacious room with door returning to the;

**Kitchen** 10'7" x 10'2" max

With window to the rear aspect. A modern fitted kitchen comprising of pattern work tops and modern grey doors with a good range of units. Integrated resin sink drainer with mixer tap. Space for Range cooker, integrated fridge/freezer, space and plumbing for washing machine. Wall mounted gas fired boiler. Door leading to the rear garden.

**Stairs rising from the Entrance Hall to the First Floor.**

**Landing:**

Window to the side aspect, airing cupboard housing the hot water cylinder with slatted shelving. Loft access.

**Bedroom 1:** 10'9" x 10'5" plus door recess

With window to the front aspect. Views across residential property to countryside and beyond. Built in wardrobe.

**Bedroom 2:** 12'3" x 8'3"

With window to the rear aspect, built in wardrobe.

**Bedroom 3:** 8'1" x 6'4"

With window to the front aspect, stairs bulkhead.

**Bathroom:** 8' x 5'5"

With opaque window to the rear aspect, with white suite comprising panelled bath, pedestal wash hand basin, low level WC, separate shower cubicle and tiling to splash backs.

**Outside:**

The property is in an elevated position with a front garden laid to lawn with path and steps leading to the front door, side access path and gate gives access to the rear. The rear garden is an enclosed and private space with patio area and area of raised lawn with panel fencing. The driveway leads

Key Features

- Link detached family home
- 2 Reception rooms
- 3 bedrooms
- Private rear garden
- Garage and driveway
- Elevated position with views across countryside

Contact Us

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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

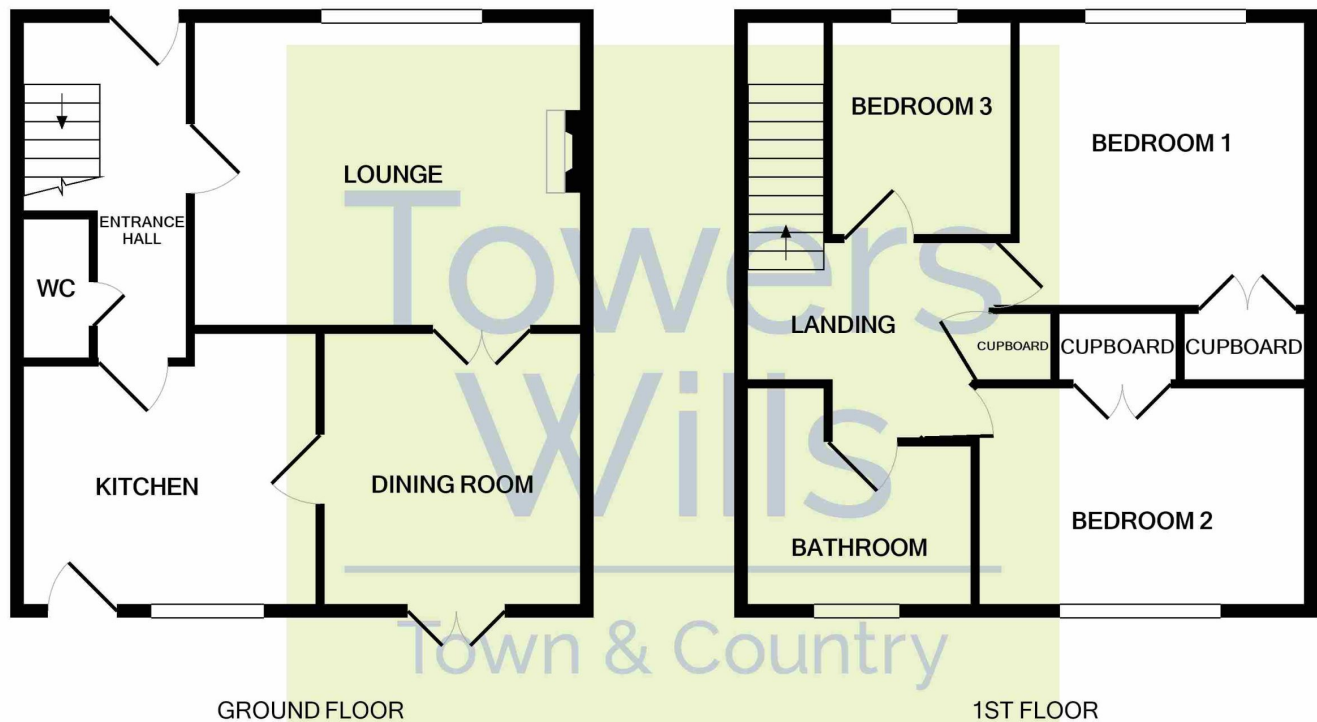
to a garage.

**Garage**

With up and over door, personal door to the rear garden, light and power connected.



# Floor Plan



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