

Towers Wills

Town & Country

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26, Burbage Way, Crewkerne, Somerset TA18 8FH
£260,000

Towers Wills are pleased to welcome to market this well-presented home situated on the Taylor Wimpey Wool Gardens development. Newly built in 2023, the property benefits from circa 8 years remaining NHBC warranty and briefly comprises of: driveway parking for 3 vehicles, downstairs WC, lounge, kitchen/diner, three bedrooms with master ensuite, family bathroom and a good-sized rear garden.

Entrance Hall

Stairs rising to the first floor.

Sitting Room 4.24m x 3.71m (13'11 x 12'2)

With a window to the front aspect and a radiator.

Inner Hall Area

Door into:

Cloakroom

Low level WC and a wash hand basin with tiled splashbacks.

Kitchen/Dining Room 4.72m x 2.87m (15'6 x 9'5)

With a window to the rear aspect and French doors opening out into the garden. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, integrated fridge/freezer, washing machine, dishwasher, gas hob with cooker hood over and electric oven. Wall mounted gas central heating boiler, under counter lights, under stairs storage cupboard and modern splashbacks.

Landing

Access to the loft and doors into:

Master Bedroom 3.71m x 3.40m (12'2 x 11'2)

With a window to the front aspect and a radiator.

Ensuite

With a window to the front aspect. Suite comprising large shower cubicle, low level WC, wash hand basin, extractor fan, heated towel rail and tiling to all splash prone areas.

Bedroom Two 3.33m x 2.64m (10'11 x 8'8)

With a window to the rear aspect and a radiator.

Bedroom Three 3.56m x 1.98m (11'8 x 6'6)

With a window to the rear aspect and a radiator.

Bathroom

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

Outside

To the front there is driveway parking for three cars and a paved path to the front door. To the rear the garden is enclosed, laid to lawn, gate to the driveway and a small patio area.

Agents Note

Council tax band - C.

Mains water, drainage, gas and electricity.

There is a 10 year NHBC certificate in place which commenced in 2023.

There is an annual service charge of £175.

Key Features

- Semi Detached
- Well Presented Throughout
- Three Bedrooms
- Cloakroom & Ensuite
- Driveway Parking
- Remaining NHBC Warranty

Contact Us

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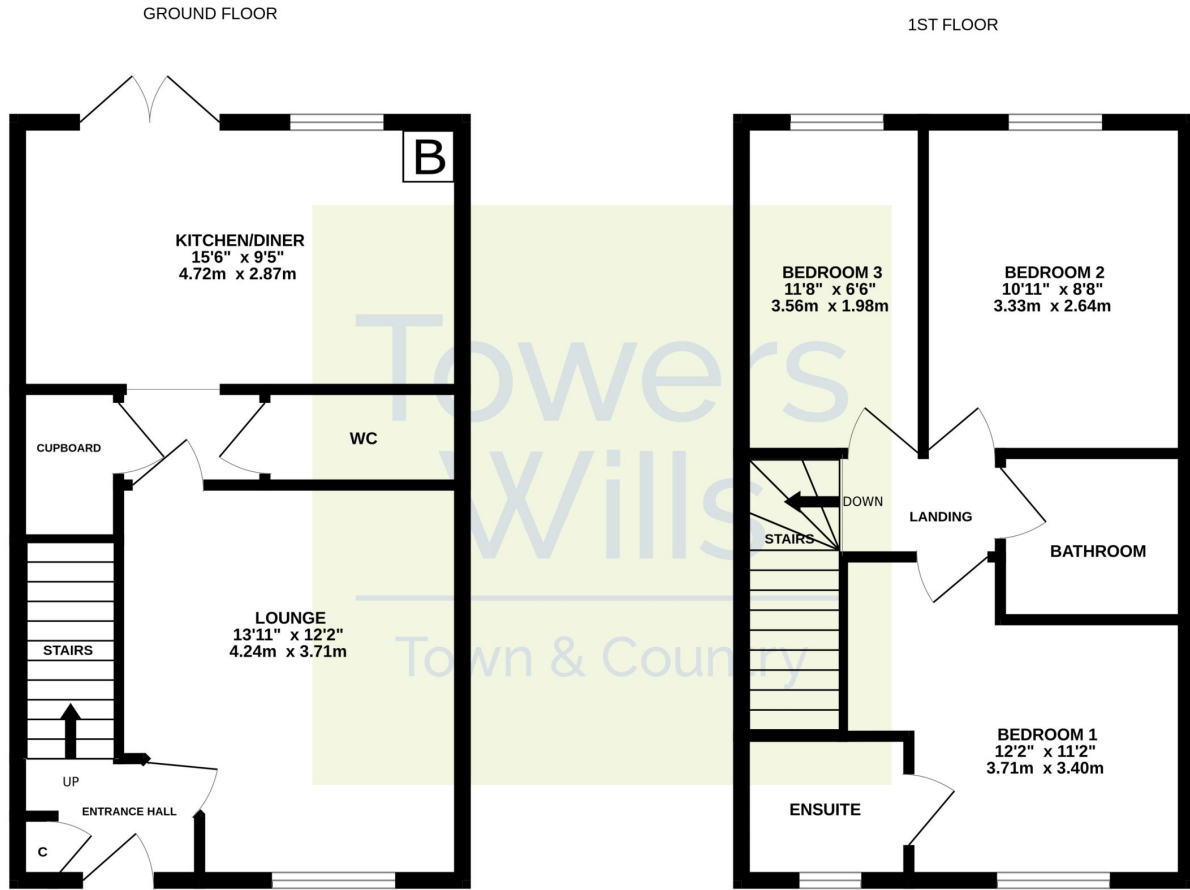
E: info@towerswills.co.uk

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



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