



**De Combe House, Mount Pleasant, Crewkerne TA18 7AH**



**welcome to**

**De Combe House, Mount Pleasant, Crewkerne**

A great opportunity to purchase a first floor studio flat within De Combe House, an imposing building on the edge of Crewkerne. The flat, which is situated in the former Grammar School, offers, entrance hall, open plan living room/bedroom/kitchen, bathroom and an allocated parking space.



### Entrance Hall

Two side aspect single glazed windows. Wall mounted electric heater.

### Living Room / Bedroom

16' 5" max x 11' 1" max ( 5.00m max x 3.38m max )  
Two side aspect single glazed windows. Two wall mounted electric heaters.

### Kitchen

6' 2" x 6' ( 1.88m x 1.83m )  
Side aspect single glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Electric oven and hob with cooker hood over. Space and plumbing for washing machine.

### Bathroom

Side aspect single glazed window. Fitted with a shower cubicle, vanity wash hand basin and WC. Shaver point. Heated towel rail.

### Outside

The property benefits from attractive communal gardens which are enjoyed by all of the apartments in the building, there is also an allocated parking space.

### Agents Note

We understand that the lease is 999 years from 2 July 2007 (985 years remaining). An annual service charge of £734.13 is payable.



Total floor area 26.7 sq.m. (287 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## De Combe House, Mount Pleasant, Crewkerne

- First Floor Studio Flat
- Open Plan Living Room / Bedroom
- Allocated Parking Space
- Communal Gardens
- Council Tax Band: A

Tenure: Leasehold EPC Rating: Exempt

# £95,000



### directions to this property:

From Crewkerne town centre proceed along East Street towards Yeovil; as you climb the hill out of town, De Combe House can be found on the left hand side. Proceed up the drive, and pull around onto the front. The apartment is located through the main doors.



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
CRK104748 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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