



**Wyvern Court, Crewkerne TA18 7DE**

**welcome to**

**Wyvern Court, Crewkerne**

A two bedroom first floor flat situated in a popular over 55's development. Accommodation briefly comprises of entrance hall, living room, kitchen, bedroom and a shower room. Outside there are pretty communal gardens.



## Communal Entrance

Shared secure entrance giving access to stairway to this first floor flat.

## Entrance Hall

Door to the front. Cupboard. Loft access. Storage heater. Carpets.

## Lounge/ Diner

14' 7" max x 11' 4" ( 4.45m max x 3.45m )  
Double glazed window to the rear. Storage heater. TV point. Carpets.

## Kitchen

10' 4" x 6' 1" ( 3.15m x 1.85m )  
Double glazed window to the front. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Space for cooker. Plumbing for washing machine.

## Bedroom 1

13' 1" max x 9' 9" ( 3.99m max x 2.97m )  
Double glazed window to the rear. Storage heater. Built in wardrobe. Wall light. Carpets.

## Bedroom 2

10' 4" x 8' ( 3.15m x 2.44m )  
Double glazed window to the rear. Storage heater. Telephone point. Carpets.

## Bathroom

Double glazed window to the front. Fitted with a suite comprising a panelled bath with electric shower over, vanity and WC. Towel heater. Tiled walls. Carpets.

## Outside

Outside there are pretty communal gardens and visitors parking.

## Agents Note

The lease is 125 years from 1 May 1990. An annual ground rent of £494.26 and annual service charge of £2474.18 is payable.



Total floor area 53.3 m<sup>2</sup> (574 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**view this property online** [fox-and-sons.co.uk/Property/CRK105741](http://fox-and-sons.co.uk/Property/CRK105741)



welcome to

## Wyvern Court, Crewkerne

- First Floor Flat
- Two Bedrooms
- Over 55s Development
- Conveniently Situated For Town Centre
- NO ONWARD CHAIN!
- Council Tax Band: C

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



### directions to this property:

From Crewkerne town centre proceed along East Street towards Yeovil, go past 'Swaffield' car garage on the right hand side and after approximately 50 metres turn right into Wyvern Court.



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRK105741](https://fox-and-sons.co.uk/Property/CRK105741)



Property Ref:  
CRK105741 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,  
TA18 7LE



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)