



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 m² (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



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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.

offers in excess of

£135,000



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

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Property Ref:
CRK105741 - 0003

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