



**Dairy Court, Crewkerne TA18 8EZ**

**welcome to**

**Dairy Court, Crewkerne**

A one bedroom ground floor flat offered to the market with the benefit of a long term tenant. The property, is conveniently situated to the town centre and would make an ideal investment purchase.



## Living Room

12' 7" x 8' 1" max ( 3.84m x 2.46m max )

Front aspect double glazed window. Two cupboards.  
Radiator.

## Kitchen

10' 5" x 8' 1" ( 3.17m x 2.46m )

Front aspect double glazed window. Double glazed door to side. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Space for cooker. Space and plumbing for washing machine. Combination boiler.

## Bedroom 1

9' 1" x 8' 1" ( 2.77m x 2.46m )

Side aspect double glazed window. Radiator.

## Bathroom

8' 1" x 5' ( 2.46m x 1.52m )

Fitted with a suite comprising a panelled bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Extractor fan. Towel radiator.

## Agents Note

The lease is 99 years from 25 March 1984 (60 years remaining). An annual ground rent of £40 and annual service charge of £798 is payable.



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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welcome to

## Dairy Court, Crewkerne

- Ground Floor Flat
- One Bedroom
- Conveniently Situated To Town Centre
- Council Tax Band: A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**

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Property Ref:  
CRK105386 - 0008

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Please note the marker reflects the postcode not the actual property

  
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