



Wyvern Court, Crewkerne TA18 7DE

welcome to

Wyvern Court, Crewkerne

A two bedroom first floor flat situated in a popular over 55's development, which is conveniently situated for town centre amenities. This property has the added benefit of a stair lift. Outside there are pretty communal gardens.



Ground Floor

Entrance Hall

Single glazed door to side. Cupboard. Stairs to first floor with stair lift.

First Floor

Lounge / Diner

15' x 11' 5" (4.57m x 3.48m)

Rear aspect double glazed window. Fitted carpet. TV and telephone point. Storage heater.

Kitchen

10' 4" x 5' 6" (3.15m x 1.68m)

Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Space for cooker. Space and plumbing for washing machine.

Inner Hall

Front aspect double glazed window. Cupboard. Airing cupboard. Access to loft. Fitted carpet. Storage heater.

Bedroom 1

13' 6" max x 9' 1" (4.11m max x 2.77m)

Side aspect double glazed window. Built-in wardrobe. Wall lights. Storage heater.

Bedroom 2

9' 6" x 8' 3" (2.90m x 2.51m)

Side aspect double glazed window. Cupboard. Fitted carpet. Storage heater.

Shower Room

Fitted with a shower cubicle, vanity wash hand basin and WC. Extractor fan. Tiled walls and floor. Towel heater.

Outside

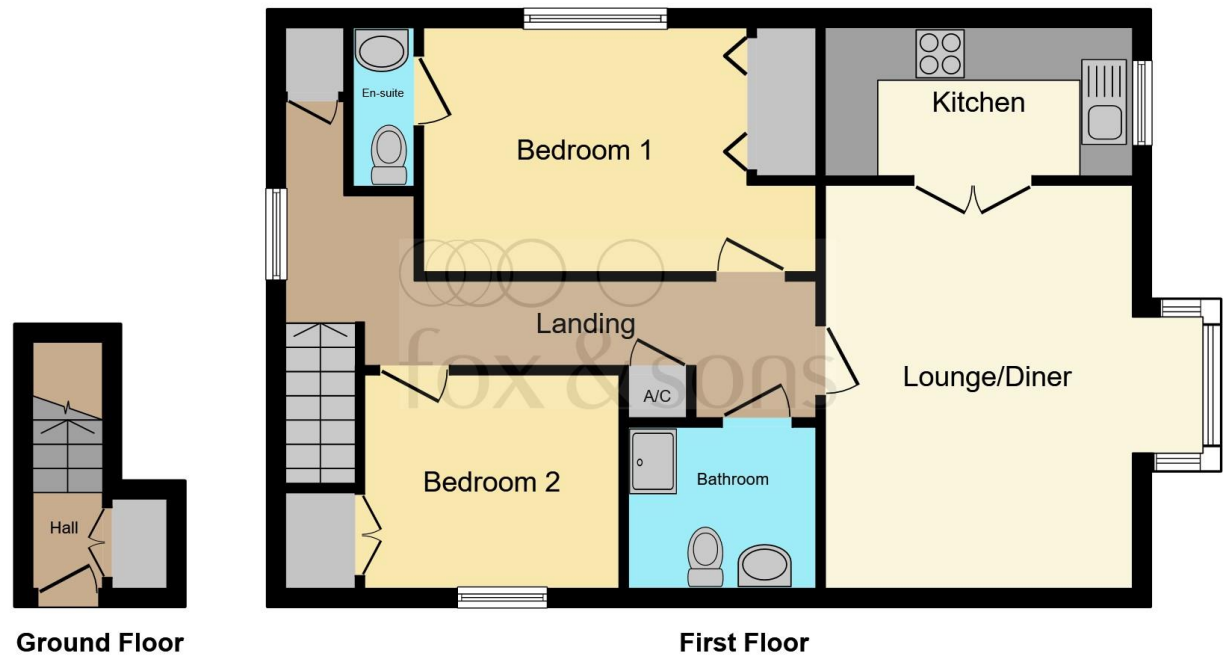
Outside there are pretty communal gardens, an allocated parking space and visitors parking.

Agents Note 1

An annual ground rent of £494.26 and annual service charge of £2474.18 is payable.

Agents Note 2

The land registry title contains an error in the leasehold details. We can confirm that the lease is 125 years from 1990. Inspection of the original lease will be made available at conveyancing stage.



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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welcome to

Wyvern Court, Crewkerne

- Two Bedroom First Floor Flat
- Stair Lift
- NO ONWARD CHAIN!
- Development For Age 55 And Over
- Conveniently Situated For Town Centre Amenities
- Council Tax Band: C

Tenure: Leasehold EPC Rating: D

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:
CRK105770 - 0004

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