





welcome to

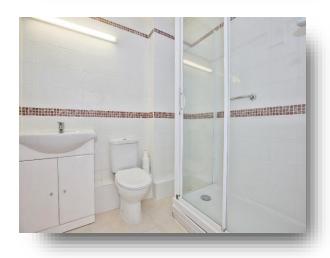
Wyvern Court, Crewkerne

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 or any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by





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.

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.

£110,000







Bincombe Beeches
Nature Reserve

Abbey St

Ea

It

Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105770



Property Ref: CRK105770 - 0007 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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