



Tannery Court, Crewkerne TA18 7AY

welcome to

Tannery Court, Crewkerne

A fantastic three bedroom ground floor flat offering good size accommodation. The property, which is conveniently situated for the town centre, benefits from two allocated parking spaces and a communal garden.



Inner Hall

Cupboard. Fitted carpet. Telephone point.

Entrance Hall

Door to side. Cupboard. Fitted carpet.

Living Room

19' 9" x 13' 1" max (6.02m x 3.99m max)
Two rear aspect double glazed windows with shutters. Feature electric fire. Fitted carpet. Electric heater.

Dining Room

11' 4" x 7' 4" plus recess (3.45m x 2.24m plus recess)
Rear aspect double glazed window with shutters. Fitted carpet. Electric heater.

Kitchen

12' x 8' (3.66m x 2.44m)
Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a one and a half bowl sink and drainer. Tiled splashbacks. Built-in electric oven and hob with cooker hood over. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Tiled floor.

Bedroom 1

13' max x 11' max (3.96m max x 3.35m max)
Side and rear aspect double glazed window. Fitted carpet. Electric heater.

En Suite

Side aspect double glazed window. Fitted with a shower cubicle, vanity wash hand basin, bidet and WC. Electric towel rail. Part tiled. Extractor fan. Tiled floor.

Bedroom 2

9' 10" x 7' 10" (3.00m x 2.39m)
Rear aspect double glazed window. Fitted carpet. Electric heater.

Bedroom 3

9' 8" x 6' 3" (2.95m x 1.91m)
Front aspect double glazed window. Fitted carpet. Electric heater.

Bathroom

Front aspect double glazed window. Fitted with a white suite comprising a P-shaped bath with mixer taps and shower over, wash hand basin and WC. Part tiled. Cupboard. Extractor fan. Tiled floor.

Outside

There is a communal garden and two allocated parking spaces.

Agents Note

The lease is 199 years from 25 March 1987 (162 years remaining). An annual service charge of £840 is payable. The property is being sold with a share of the freehold, divided between the seven flats.



Total floor area 86.0 m² (926 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



view this property online fox-and-sons.co.uk/Property/CRK105955



welcome to

Tannery Court, Crewkerne

- Ground Floor Flat
- Three bedrooms
- Two Reception Rooms
- Well Presented
- Conveniently Situated For Town Centre
- Council Tax Band: C

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK105955



Property Ref:
CRK105955 - 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