



**Market Court, Market Square, Crewkerne TA18 7LE**

**welcome to**

**Market Court, Market Square, Crewkerne**

A fantastic opportunity to purchase this one bedroom flat in the centre of town. This well-proportioned flat is an ideal first time buy or investment opportunity. A must see!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Door to the side. Telephone point. Access to loft.

## Kitchen

9' 7" max x 7' 7" max ( 2.92m max x 2.31m max )  
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.

## Lounge

17' max x 12' 11" max ( 5.18m max x 3.94m max )  
Front aspect single glazed Sash window. Electric heater. TV point.

## Bedroom 1

16' 2" max x 8' 11" max ( 4.93m max x 2.72m max )  
Rear aspect single glazed Sash window. Electric heater.

## Bathroom

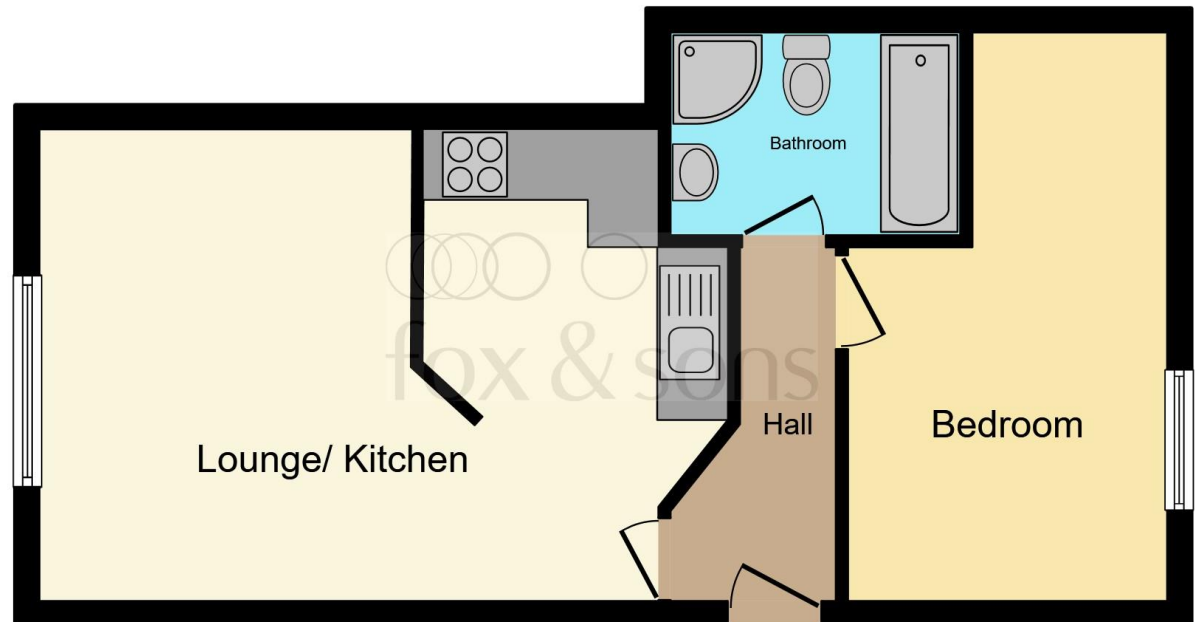
Fitted with a white suite comprising a panelled bath with mixer taps and electric shower over, wash hand basin and WC. Part tiled. Airing cupboard.

## Outside

To the rear there is a communal garden.

## Agents Note

The lease is 999 years from 29 September 1989 (965 years remaining). An annual service charge of £720 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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## Market Court Market Square, Crewkerne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Second Floor Flat
- One Bedroom
- Town Centre Location
- NO ONWARD CHAIN!

Tenure: Leasehold EPC Rating: Exempt

guide price

**£50,000**



### directions to this property:

(Walking) From Fox & Sons town centre office proceed along Market Square and the property will be found to the right of our office.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
CRK105561 - 0004

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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