



**South Street, Crewkerne TA18 8DA**

**welcome to**

**South Street, Crewkerne**

A one bedroom first floor flat conveniently situated in the centre of town. The property offers accommodation briefly comprising entrance hall, living room, dining room/bedroom, bathroom and loft room.



## Ground Floor

### Entrance Hall

Shared entrance with double glazed door. Inner door to front leading to stairs rising to first floor. Rear aspect double glazed window. Fitted carpet.

## First Floor

### Living Room

13' 6" max x 11' 1" max ( 4.11m max x 3.38m max )  
Front aspect double glazed window. Fitted carpet.  
Radiator.

### Kitchen

10' 10" x 9' 3" ( 3.30m x 2.82m )  
Rear aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Part tiled. Combination boiler. Space and plumbing for washing machine. Built-in electric oven and hob. Radiator.

### Bedroom 1 / Dining Room

11' 1" max x 10' 11" ( 3.38m max x 3.33m )  
Front aspect double glazed window. Fitted carpet.  
Telephone point. Radiator.

### Bathroom

Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, vanity wash hand basin and WC. Part tiled. Towel radiator. Door to stairs rising to second floor.

## Second Floor

### Loft Room

24' 11" max x 16' 6" ( 7.59m max x 5.03m )  
Double glazed skylight window to rear. Fitted carpet.  
Two radiators.

## Agents Note

The term of the lease is 999 years from 25 December 1995. A ground rent of £10 is payable yearly.



Total floor area 98.3 m<sup>2</sup> (1,058 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](http://www.focalagent.com)



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## South Street, Crewkerne

- First Floor One Bedroom Flat
- Shared Access Entrance
- Staircase To Loft Room In Bathroom
- New Kitchen And Bathroom
- New Roof 3 Years Ago
- Council Tax Band: A

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRK105775 - 0003

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