



DERBYSHIRE'S
— *Estate Agents* —

1 Richmond House East Street, Crewkerne,
Somerset, TA18 7AB

Investors Only - An attractive 1 bedroom first floor flat in the centre of Crewkerne. An ideal investment property with a tenant already in place. The flat comprises: Private entrance, sitting/dining room, kitchen, double bedroom, bathroom, an allocated parking space, visitor parking and communal area with washing lines.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	68	75	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	70	78	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

- First Floor Flat
- One Double Bedroom with Wardrobes
- Lounge / Diner
 - Kitchen
- Entrance Hall & Landing
 - Parking
- Central Heating
- Walking Distance To Town Centre

1 Richmond House East Street, Crewkerne, Somerset, TA18 7AB
 Guide Price £125,000

ENTRANCE HALL

Part glazed front door, stairs to first floor.

LANDING

Window to side, radiator, telephone point.

SITTING/DINING ROOM

15'5" x 12'5" (4.7m x 3.8m)

Bay window to the front, TV point, 2 x radiators.

KITCHEN

9'10" x 8'6" (3m x 2.6m)

Window to the side, a selection of wall and base storage units, 1 1/2 bowl stainless steel sink with drainer and mixer tap, space for a cooker, boiler housing the gas fired central heating system.

BEDROOM

14'1" x 12'5" (4.3m x 3.8m)

Window to the rear, built in wardrobe and further storage, 1 x radiator.

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, tiled splash backs, extractor.

COMMUNAL GARDEN

Area of patio, drying area.

PARKING

Allocated parking space

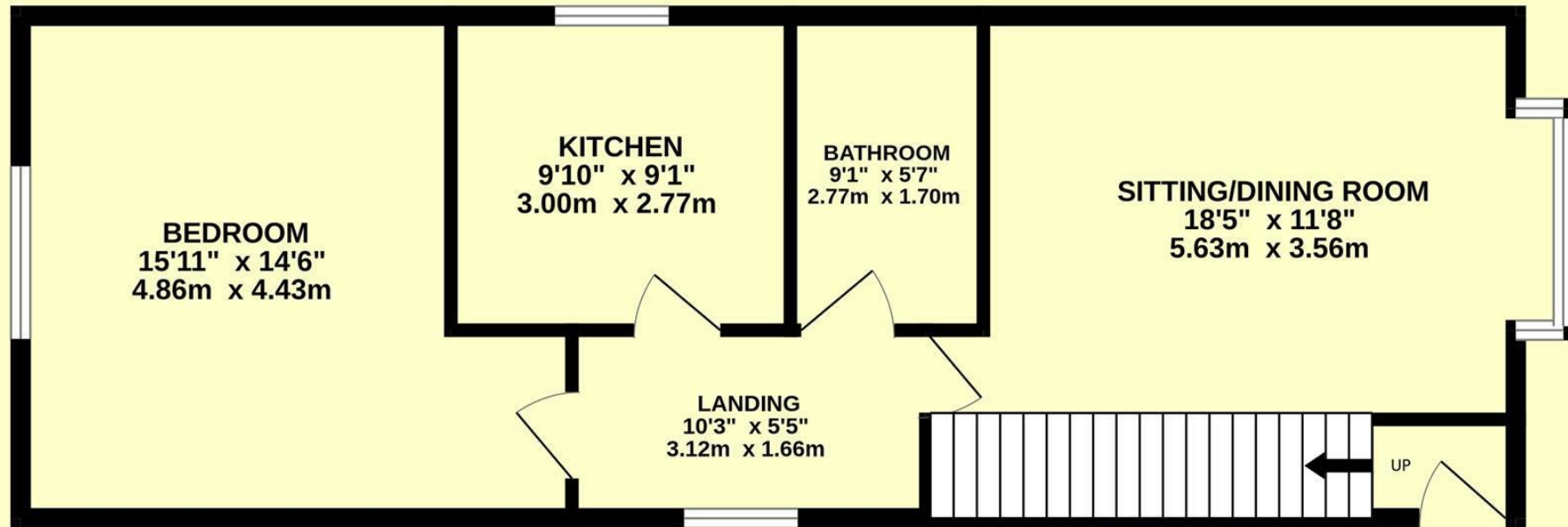
SERVICES

Mains gas, water, electricity and drainage are connected to the property.

LOCAL AUTHORITY

Somerset Council - Band A

GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions -

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11, High Street, Chard, Somerset, TA20 1QF
www.derbyshires.net 01460 63600