



10 DE COMBE HOUSE MOUNT PLEASANT

Crewkerne, TA18 7AH

Asking Price £175,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A top floor two bedroom penthouse maisonette in the Grade II Listed former old Victorian grammar school, enjoying stunning views over the town and countryside. The maisonette is entered via an entrance door which leads to a large split level sitting room/dining room with far reaching views, two bedrooms, kitchen & bathroom and allocated parking. There is a vaulted ceiling and a cupboard housing the gas-fired boiler. Outside the property enjoys communal gardens and two allocated parking spaces. The property is being sold with no onward chain and has previously been rented for £850 PCM.



Situation

Crewkerne is an active market town, which offers a good range of amenities. These include various shops, a Waitrose store, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctors' surgery, small hospital, dentist, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London – Waterloo) is available from the town's station.

The local area

Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: C
 Tenure: Leasehold - Share of Freehold
 EPC Rating: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance Hall

A beautiful heavy timber entrance door opens to the large communal hallway where there is an attractive staircase with wrought iron balustrading rising to the third floor which houses a visitors WC and individual letter boxes.

Entrance Hall

Stone mullion windows either side, radiator, fire alarm panel linked to main building, steps up and door to main stairs:

Sitting Room

18'10" × 13'0" (5.74 × 3.96)

Split level sitting room/dining room. Large mullion window to the front with secondary glazing giving stunning views over Crewkerne and countryside beyond, two radiators, concealed consumer unit, loft access (for management company use only) steps down to:

Dining Room

11'2" × 10'9" (3.40 × 3.28)

Mullion window to the side aspect with secondary glazing, radiator, cupboard housing boiler and water cylinder, room thermostat, central heating control panel. Door to:

Kitchen

8'6" × 7'7" (2.59 × 2.31)

Mullion window to the side aspect, range of fitted wall and base units with work surfaces over, sink/drain unit, electric oven and gas hob with extractor over, space for fridge freezer, top loading washing machine, cupboard housing electrics.

Bedroom One

11'1" × 9'4" (3.38 × 2.84)

Mullion window to the side aspect with secondary glazing, radiator.

Bedroom Two

14'7" × 6'2" (4.45 × 1.88)

Mullion window to the side aspect with secondary glazing, radiator, loft access (for management company use only.)

Bathroom

6'9" × 5'10" (2.06 × 1.78)

Mullion window to the side aspect, fitted suite of bath with shower over, low level WC pedestal wash hand basin.

Separate Cloakroom

Mullion window to the side aspect, low level WC wall mounted wash hand basin, radiator.

Outside

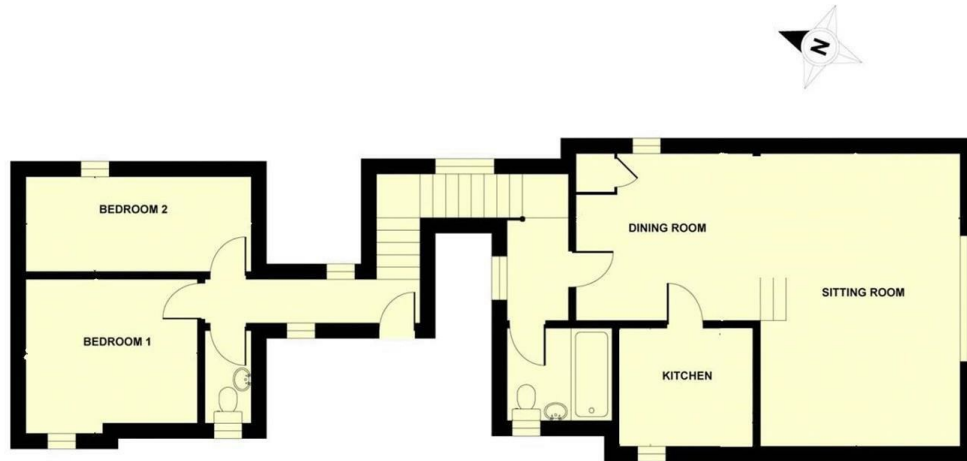
De Combe House occupies a prominent position towards the outskirts of the town with views from the grounds south to the surrounding countryside. The gardens are well stocked with a variety of mature shrubs and trees including mature beech and Scots pine. a private sweeping driveway leads to the front of the building where there is two allocated parking spaces and visitors parking. The driveway continues around to the rear of the property. In all the grounds extend to half an acre.

Agents Note

Council Tax Band - C. The management company is run by Alpha Housing Services, the service charge is approx. £160 PCM and there are 982 years left on the lease. The property is leasehold with share of freehold. Mains water, drainage, gas and electricity. The gas central heating service was January 2024. The electrics were last tested in 2022.

Mount Pleasant, Crewkerne, TA18 7AH

APPROX. GROSS INTERNAL FLOOR AREA 947 SQ FT 78.7 SQ METRES



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

