



7 WYVERN COURT

Crewkerne, TA18 7DE

Price Guide £95,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented one bedroom over 55's apartment, situated within close proximity to the Town Centre and amenities. The property benefits from a careline, allocated parking space and communal gardens. In brief the accommodation comprises entrance hall, sitting room, kitchen, bedroom and bathroom. The property is being sold with no onward chain.

Situation

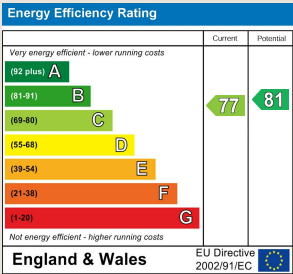
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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: B
Tenure: Leasehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall

With a window to the front aspect, night storage heater and doors into:

Sitting Room

13'5" x 11'0" (4.11 x 3.37)

With a window to the front aspect, wall lights, television point, night storage heater and a sofa bed. Doors into:

Kitchen

8 x 7'4 (2.44m x 2.24m)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, space for cooker, washing machine and fridge/freezer, coving and tiling to all splash prone areas.

Bedroom

11'4 x 10'9 max (3.45m x 3.28m max)

With a window to the rear aspect. coving, night storage heater and a built in wardrobe. Airing cupboard housing the hot water cylinder.

Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin with vanity storage, dimplex heater, extractor fan and tiling to all splash prone areas.

Outside

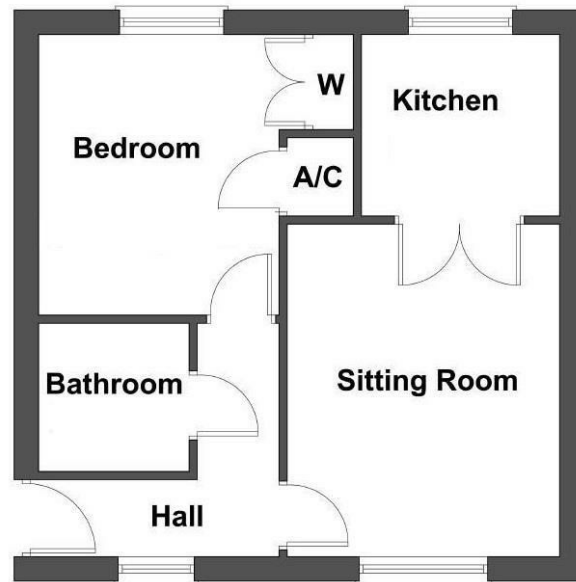
There are communal gardens, one allocated parking space and visitors parking.

Agents Note

Council Tax Band – B. Mains water, drainage and electricity. Age restriction, over 55's. The property is leasehold, 125 years from 1990. The management company is First Port Retirement Property Services. The service charge was £2,492 in 2024, this includes the water rates and

buildings insurance. The ground rent is £395 per annum. There is a proposal nearby to develop the land adjacent to the property - <https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

7 WYVERN COURT



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)

