



19 THE BARLEY YARD

Crewkerne, TA18 7BQ

Price Guide £110,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A recently refurbished one bedroom apartment situated in the popular Barley Yard development with a lovely outlook. The building itself was converted in 2008, previously a Brewery and benefits from gas central heating, a pleasant outlook and an allocated parking space. In brief the accommodation comprises entrance hall, storage cupboard, open plan sitting room/kitchen, double bedroom with built in wardrobes and a bathroom. No chain

Situation

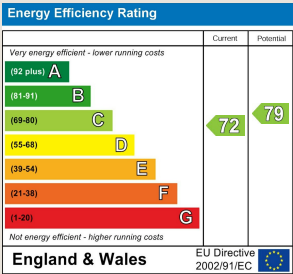
Crewkerne is an attractive market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentists, a variety of schools and nurseries, other professional services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



PROPERTY DESCRIPTION

Entrance Hall

Radiator and a storage cupboard housing the gas central heating boiler.

Sitting Room/Kitchen

19'1" x 9'8" (5.83 x 2.96)

Dual aspect windows to the rear and side aspects. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, integrated gas hob, electric oven and an extractor fan over. Space and plumbing for washing machine, fridge/freezer and tiling to all splash prone areas. Two radiators and a breakfast bar.

Double Bedroom

10'0" x 9'4" (3.07 x 2.86)

With a window to the side aspect, built in wardrobes and a radiator.

Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin, extractor fan, tiled flooring, built in shelving and tiling to all splash prone areas.

Outside

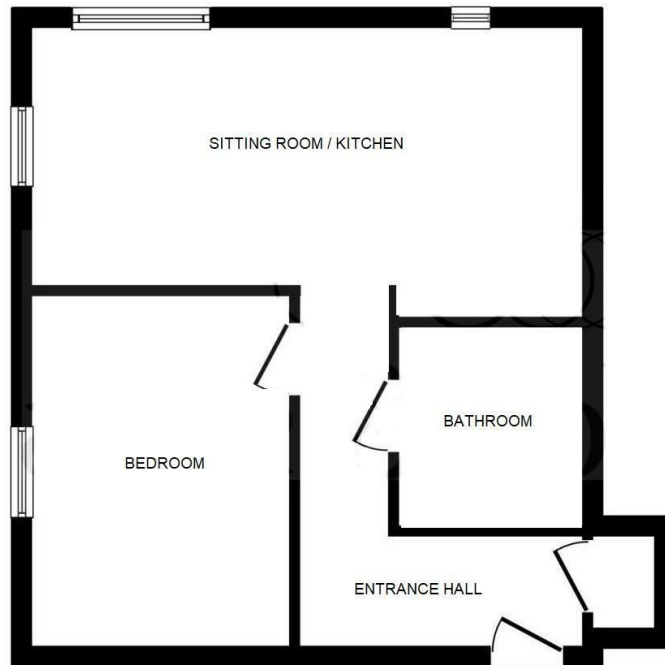
Communal bin store and bike store.

Parking

Allocated parking for one car also visitors parking.

Agents Note

We understand the property is held under a 125 year lease commencing from 2008. There is a management charge of £1924.40 per annum which is paid half-yearly and covers the cost of repair and maintenance of communal areas and lift. The ground rent is £175 per annum. The buildings insurance is £475.73 per annum. Council Tax Band - A. Mains gas, water, drainage and electricity. The boiler was last serviced in June 2024. The electrics were last checked in April 2022.



Floor Plan



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)

