



5 RICHMOND HOUSE EAST STREET

Crewkerne, TA18 7AB

Price Guide £140,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A one bedroom grade II listed ground floor flat situated within a short walk of the Town Centre. The property has been tastefully re-furnished to a high standard throughout and benefits from gas central heating, communal gardens and one allocated parking space. The accommodation in brief comprising dining area, sitting room, kitchen, bedroom and a shower room. A must view 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: A  
Tenure: Leasehold - Share of Freehold  
EPC Rating:



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## Dining Area

8'6" x 6'11" (2.60 x 2.11)

Ample storage cupboards to one wall, spotlights and a modern radiator.

## Sitting Room

13'3" x 11'6" max (4.04 x 3.53 max)

With a sash window to the front aspect with double glazed internal windows, radiator, built in shelving and TV unit and tiled flooring with electric under floor heating.

## Kitchen

10'7" x 6'2" (3.23 x 1.88)

With a sash window to the side aspect and double glazed internal sash window. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drain, space for fridge/freezer and washing machine. Built in gas hob, electric, oven, extractor fan and dishwasher. Wall mounted gas central heating boiler and tiling to all splash prone areas.

## Bedroom

9'11" max x 9'1" (3.02 max x 2.77)

With a sash window to the front aspect internal double glazed sash window, built in wardrobes, radiator and built in wardrobes.

## Shower Room

Suite comprising large shower cubicle, low level WC, wash hand basin with vanity storage, heated towel rail, light up mirror with shaver point and tiling to all splash prone areas.

## Outside

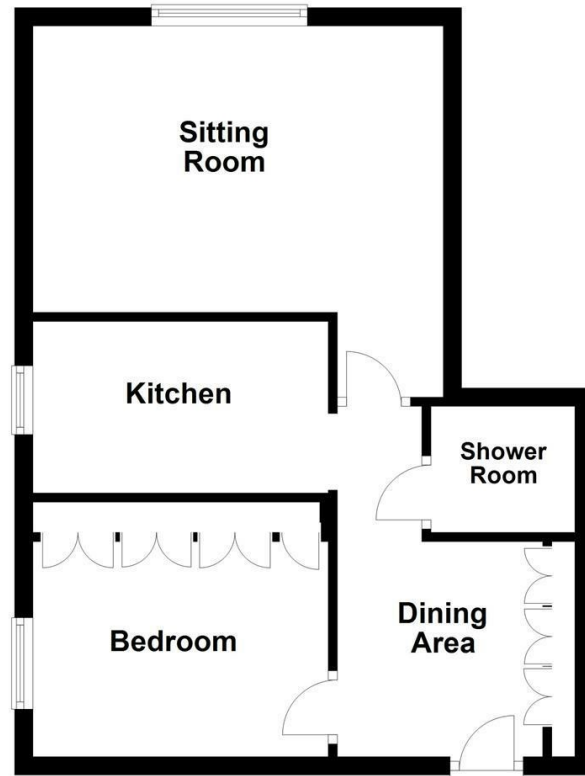
To the rear there is a communal courtyard area and steps lead to the washing lines and gardens. There is one allocated parking space.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The lease is

999 years from January 2023, 997 years remaining. The annual service charge is £1,036.30. The freeholder is Richmond House Management Company. The gas central heating boiler was installed in 2024. There is one allocated parking space with the property, visitors parking and three short stay spaces. The property is Grade II Listed. Secondary glazing installed 2024. Hive heating and a smart door lock. The property has been re-wired and last checked in 2025.

## Ground Floor



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

**01460 74200**

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### 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)

