



 **2**
Bedrooms

 **1**
Bathroom



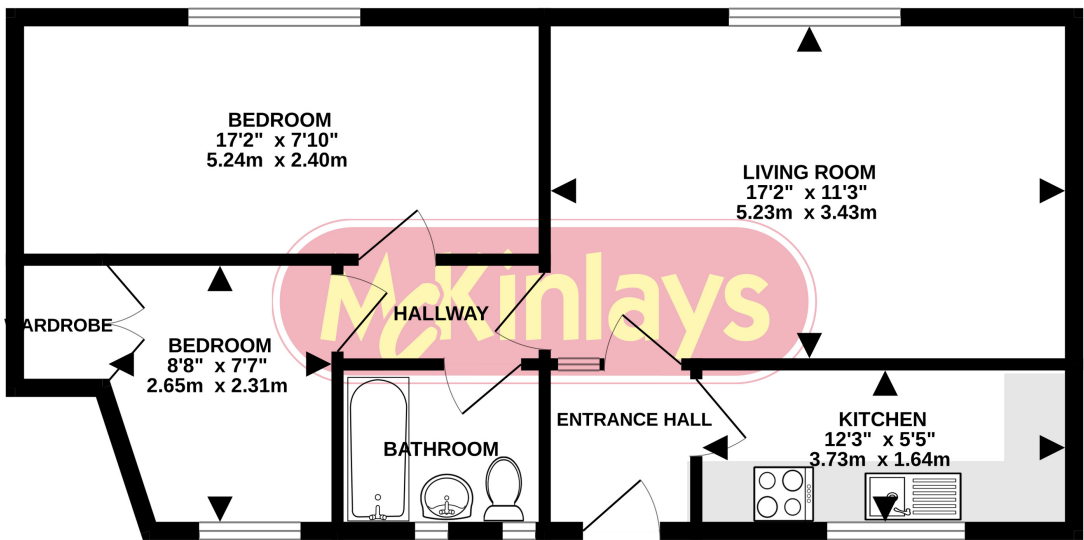
Discover an immaculate, spacious two-bedroom flat nestled in the heart of town, complete with a paved garden area. Meticulously updated by its current owners, the property showcases a re-fitted kitchen alongside a comprehensive programme of redecoration that refreshes every corner of this home. Practical touches such as double glazing and night storage heating boost its energy efficiency and comfort.

Inside, the residence unfolds from an inviting entrance hall into a bright kitchen, a welcoming living room, two comfortable bedrooms, and a bathroom.

Outside, a shared staircase leads to a generous, paved balcony that has been informally divided between the two flats, affording each owner a distinct private outdoor retreat.

Ideally located in the quaint market town of Crewkerne, this property offers the perfect balance between tranquil living and accessibility. Crewkerne is well-equipped with a diverse range of amenities—from a Waitrose superstore and chemists to leisure facilities such as a public swimming pool, as well as an assortment of pubs, restaurants, schools, and churches. With excellent transport links via a local bus service and a mainline railway station connecting Waterloo and Exeter, practical travel is at your fingertips. Key destinations are conveniently close, with Yeovil just 9 miles away, Taunton and the M5 motorway at 19 miles, and the scenic Dorset Coast a mere 14 miles from home.

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 1 Falkland Square, TA18

