



 **2**
Bedrooms

 **1**
Bathroom



This well-appointed two-bedroom ground floor apartment offers generous proportions and practical features throughout. The large open plan living and dining area provides a versatile space for relaxing or entertaining, while two double bedrooms ensure ample room for guests or home working. A dedicated laundry cupboard adds convenience, and the property benefits from electric heating and double glazing for year-round comfort. Outside, an allocated parking space completes the package, making this a smart choice for those seeking low maintenance living with excellent functionality.

The accommodation briefly comprises an entrance lobby, large living room-diner, kitchen, laundry cupboard, two double bedrooms and a bathroom.

Outside there is an allocated parking space

Crewkerne is a picturesque market town nestled between Yeovil and Taunton, offering a superb blend of local amenities and countryside charm. The town features a Waitrose superstore, chemists, banks, a doctor's surgery, and a range of leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools, and churches. Well-connected by a local bus service and a mainline railway station with direct links between London Waterloo and Exeter, Crewkerne provides excellent transport options. Yeovil lies just 9 miles away, Taunton and the M5 motorway are within 19 miles, and the stunning Dorset Coast is only 14 miles, making the town both practical and appealing for commuters and those seeking a relaxed, well-serviced lifestyle.

Figures provided by the Vendor.

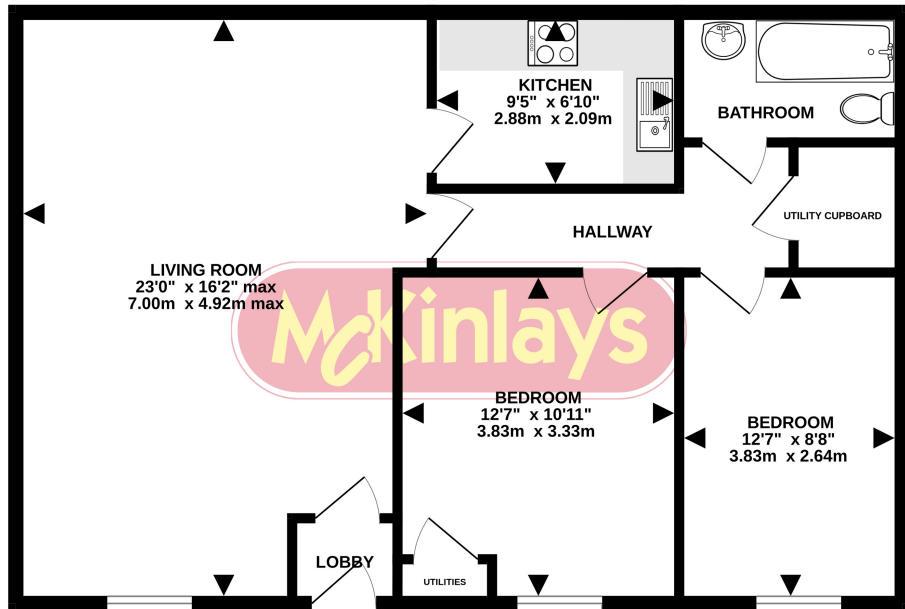
Ground Rent: £401.94 (1st April 24 - 31st March 25)

Service Charge: £1690.52 (1st April 24 - 31st March 25)

Buildings Insurance: £518.11 (25th March 24 - 24th March 25)

Lease: 125 years from 1st October 2015

GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Old Mill Lane, TA18

