



8 RICHMOND HOUSE EAST STREET

Crewkerne, TA18 7AB

Price Guide £125,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming one bedroom apartment situated in a tucked away position in the heart of the Town Centre. The accommodation in brief comprises sitting room, kitchen, bedroom and a bathroom. The property benefits from a private entrance, communal gardens and one allocated parking space, visitors parking and three short stay spaces. Motivated seller who has found an onward purchase.

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

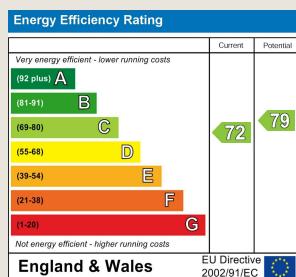
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: A

Tenure: Share of Freehold

EPC Rating: C



PROPERTY DESCRIPTION

Sitting Room

14'0" x 9'8" (4.27 x 2.97)

With dual aspect window to the side and glazed front door, electric fire and a radiator.

Kitchen

9'4" x 7'4" (2.87 x 2.26)

With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainer, electric oven, microwave, hob and an extractor fan over. Space for washing machine, wall mounted gas central heating boiler and modern splashbacks.

Bedroom

13'10" x 6'7" (4.24 x 2.03)

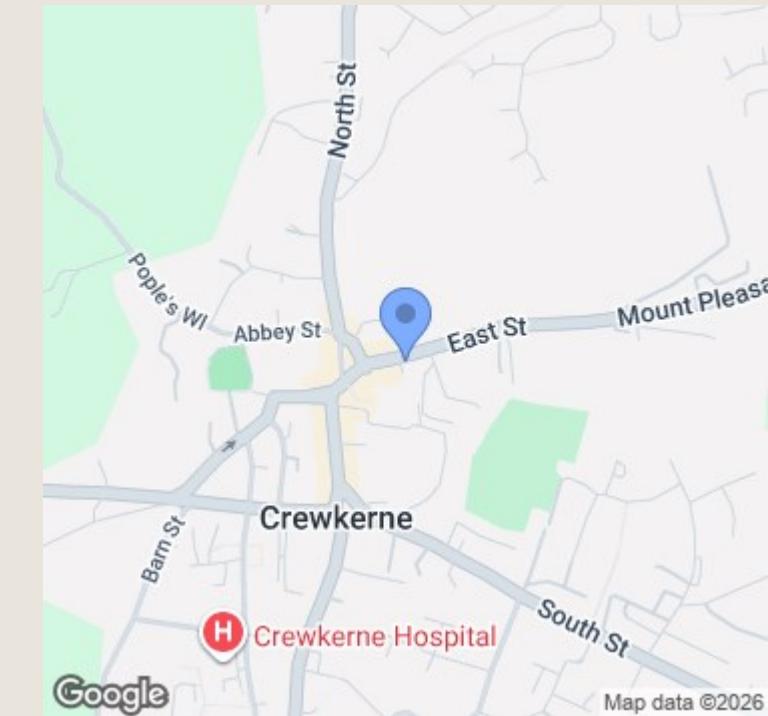
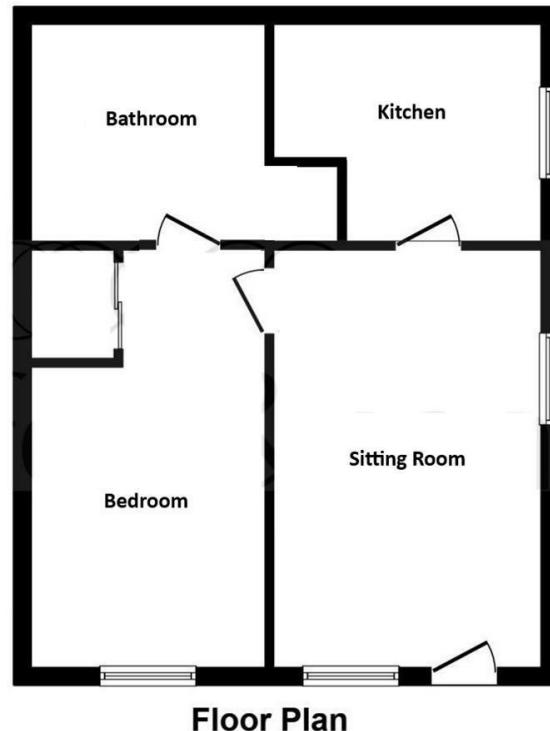
With a window to the front aspect, built in wardrobes and a radiator.

Bathroom

Suite comprising double ended bath with mixer taps, low level WC, separate shower cubicle, wash hand basin with vanity inset storage, heated towel rail, extractor fan and tiling to all splash prone areas.

Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The lease is 999 years from October 2012. The annual service charge and ground rent is £1,003 per annum (approx) including the buildings insurance. The freeholder is Richmond House Management Company. The property is Grade II Listed. There is one allocated parking space with the property, visitors parking and three short stay spaces.



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)

