



All enquiries Ref: Thomas Mason



**Long leasehold ground floor self contained flat requiring updating/modernisation**

**Location:**

The property is situated on Dwelly Close which is located off Mill Lane. Public transport links are well provided with Crewkerne Railway Station located nearby together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally within Chard, with a further range of amenities located in Yeovil Town Centre. Recreational pursuits include Chard Leisure Centre and Snowdon Park.

**Accommodation:**

One bedroom, reception room, kitchen, shower room/WC

**EPC rating:** D

**Council Tax Band:** A

**Lease:**

To be sold on a 990 year lease – for further information please refer to the legal documentation.

**Note:**

All services are disconnected and it is the buyers responsibility following completion to have the services re-connected by correctly qualified engineers. No warranties or guarantees are given as to the condition of the heating system or any services, the buyer must rely on their own inspection and enquiries.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

