2B ABBEY MEWS, ABBEY STREET

Crewkerne, TA18 7HY

Guide Price £130,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented Grade II Listed two bedroom ground floor flat, situated in the heart of the Town Centre. The accommodation in brief comprises entrance hall, sitting room, kitchen, two double bedrooms and a bathroom. To the rear there is a shared courtyard.

The property is being sold with no onward chain.

Situation

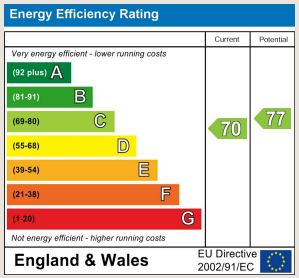
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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. A faster train service is available from Castle Cary to Paddington 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

Entrance Hall
Radiator, storage cupboard and doors into:

Sitting Room
13'7" x 10'11" (4.15 x 3.35)
With a window to the side aspect. Radiator, wall lights and a door into:

Kitchen
11'3" x 8'9" (3.44 x 2.69)
With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated electric hob, oven and an extractor fan over. Space for washing machine and fridge/freezer. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

Bedroom One
15'3" x 11'3" (4.67 x 3.44)
With a window to the front aspect and a radiator.

Bedroom Two
12'6" x 10'5" (3.82 x 3.18)
With two windows to the front aspect and a radiator.

Bathroom
With a window to the side aspect. Suite comprising bath with shower over, low level WC, wash hand basin, spotlights and modern splashbacks.

Outside
There is a shared courtyard with the neighbouring property.

Agents Note
Council Tax Band - A. Mains water, drainage, gas and electricity. The property is share of freehold with Flat 2A Abbey Mews. The gas central heating boiler was installed in January 2025. The property is Grade II Listed.

The entrance walkway is owned by the neighbouring property, the courtyard is shared between Flat 2A and 2B. The roof of the building has been replaced. The property has been re-wired and last check in 2020.

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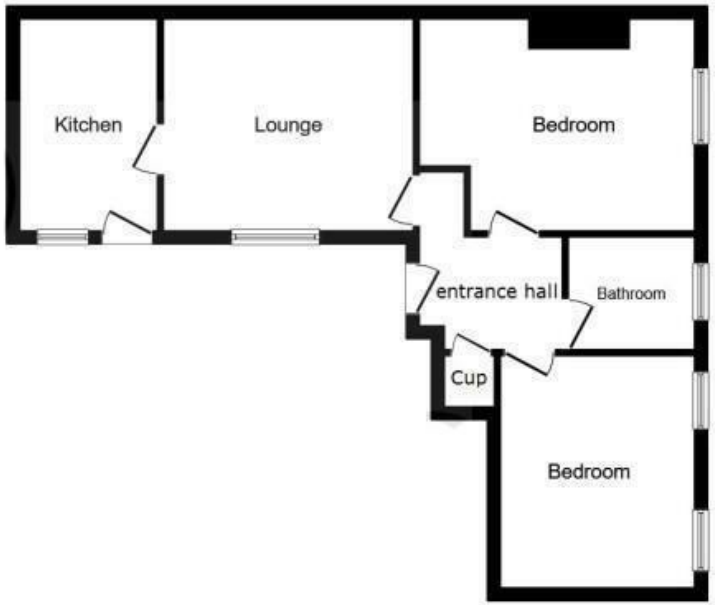
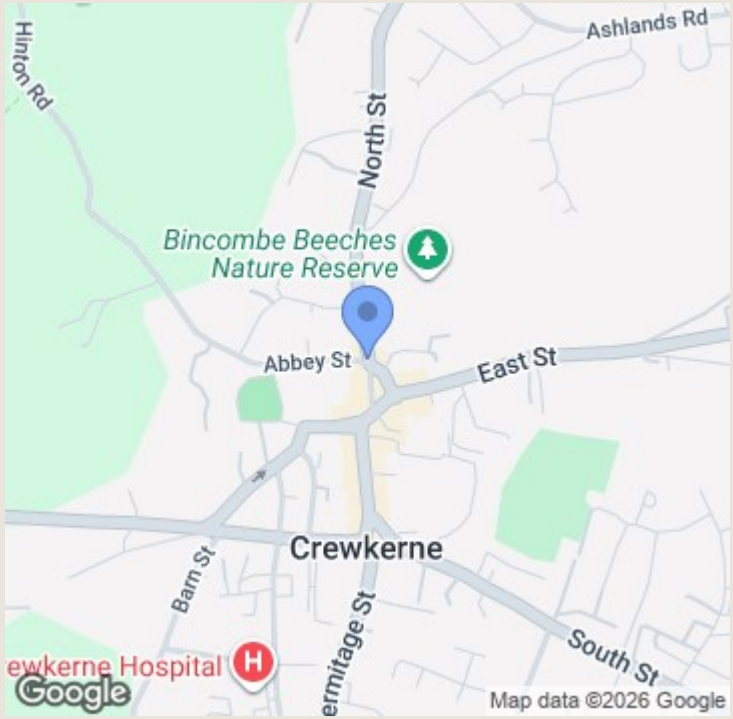


Ground Floor



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)

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