



2 TANNERY COURT NORTH STREET

Crewkerne, TA18 7AY

Price Guide £190,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A three bedroom ground floor apartment situated within a short walk of the Town Centre and amenities. The accommodation in brief comprises entrance hall, sitting room, dining room, kitchen, bedroom, inner hall, two further bedrooms with an ensuite to the master and a bathroom. Outside there is communal gardens and two allocated parking spaces. The property is being sold with no onward chain.

Situation

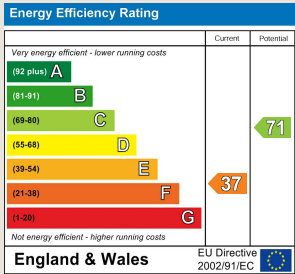
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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: C
Tenure: Freehold
EPC Rating: F



PROPERTY DESCRIPTION

Entrance Hall

Storage cupboard and a door into:

Sitting Room

20'0" × 13'2" (6.10 × 4.03)

With two windows to the front aspect, shutters and an electric panel heater.

Dining Room

12'9" × 7'6" (3.91 × 2.30)

With a window to the front aspect, shutters and an electric panel heater.

Kitchen

12'1" × 8'0" (3.69 × 2.44)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl sink/drain, integrated electric oven, hob and extractor fan over, slimline dishwasher and washing machine. Space for fridge/freezer and tiling to all splash prone areas.

Bedroom

9'9" × 6'3" (2.99 × 1.91)

With a window to the rear aspect and an electric panel heater.

Inner Hall

Doors into:

Bedroom

9'11" × 7'10" (3.04 × 2.40)

With a window to the front aspect and an electric panel heater.

Master Bedroom

12'8" × 10'1" (3.88 × 3.09)

With dual aspect windows to the front and side and a door to the front. Electrical panel heater.

Ensuite

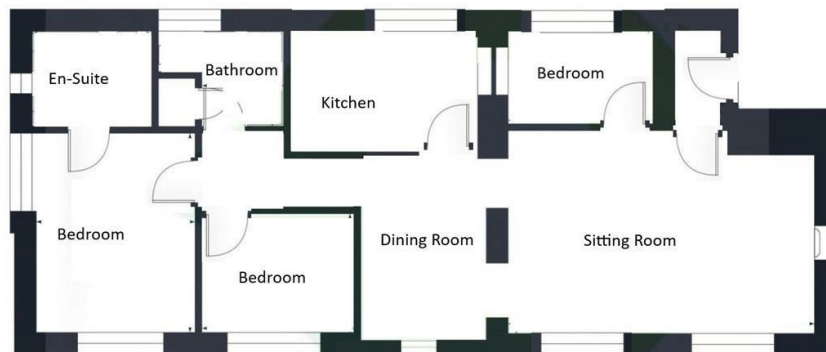
With a window to the side aspect. Suite comprising large shower, low level WC, wash hand basin with vanity storage, bidet, heated towel rail and tiling to all splash prone areas.

Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, airing cupboard and tiling to all splash prone areas.

Agents Note

Council Tax Band: C. The property is share of freehold, 199 year lease from 25th March 1987. Service charge is currently £1,000 per year from 1st Jan each year. It's a peppercorn ground rent.



Floor Plan



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)

