



1 WYVERN COURT

Crewkerne, TA18 7DE

Price £87,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A one bedroom semi-detached bungalow situated close to the Town Centre and amenities. Situated in an over 55's development the property benefits from communal gardens and one allocated parking space. The accommodation in brief comprises entrance hall, sitting room, kitchen, bedroom and a bathroom. The property is offered for sale 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

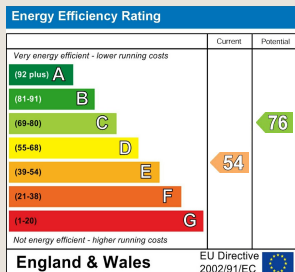
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

Somerset Council Council Tax Band: A

Tenure: Leasehold

EPC Rating: E



PROPERTY DESCRIPTION

Entrance Hall

Night storage heater and a built in storage cupboard with lagged hot water tank with electric immersion heater.

Sitting Room

13'7" x 10'6" (4.14 x 3.20)

With dual aspect windows to the side and rear aspects. Night storage heater, TV aerial point, two wall lights and double doors into:

Kitchen

10'5" x 5'9" (3.18 x 1.75)

Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space and plumbing for washing machine, electric cooker, fridge/freezer and tiling to all splash prone areas.

Bedroom

11'3" x 10'3" (3.43 x 3.12)

With a window to the front aspect, built in wardrobe, night storage heater, coving and access to the loft.

Bathroom

Suite comprising walk in shower, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

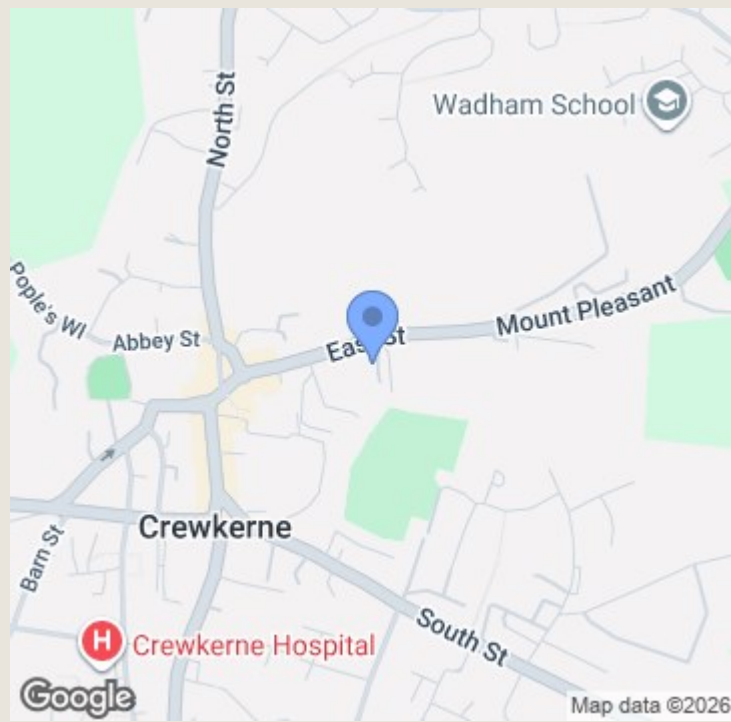
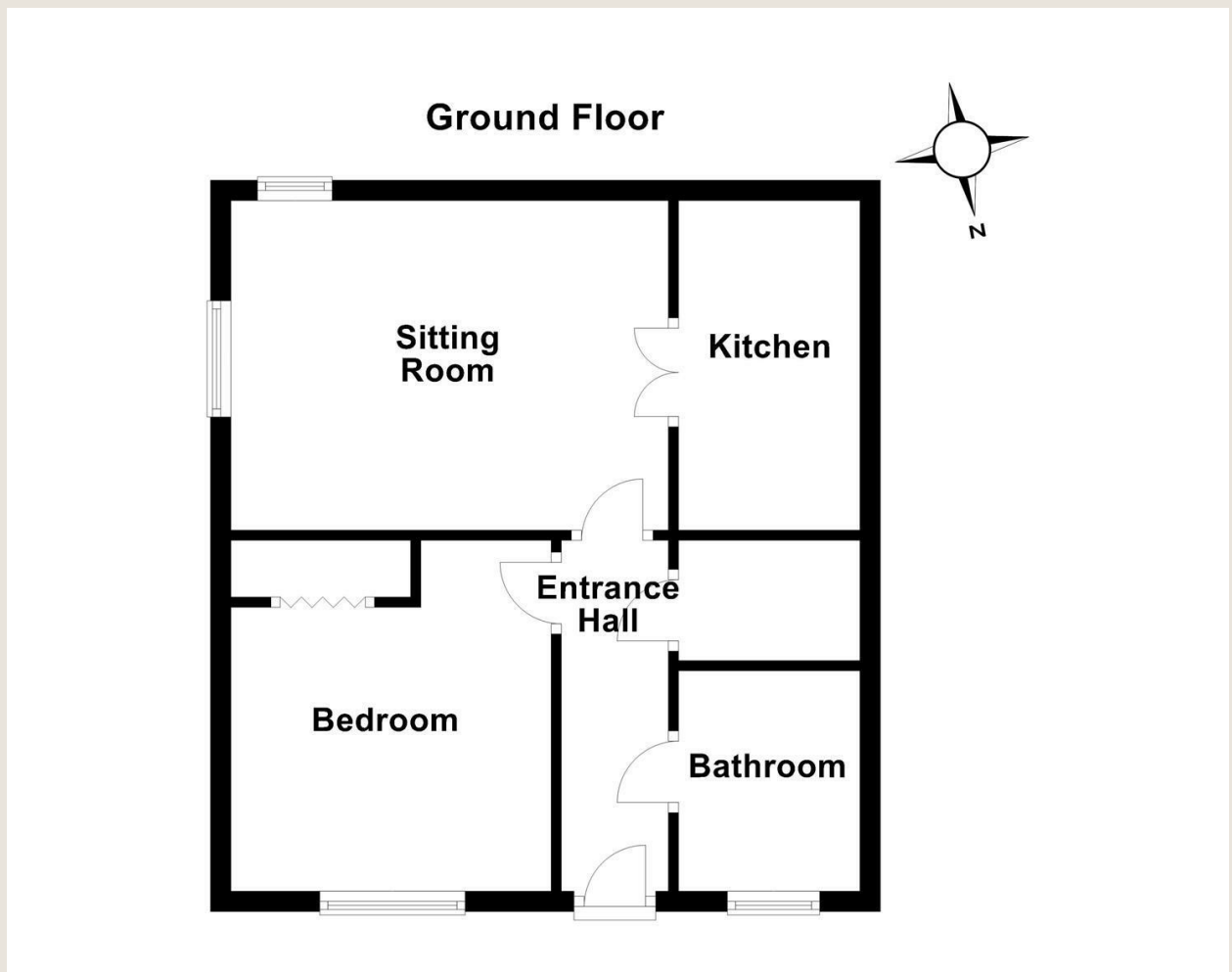
Outside

Communal gardens, one allocated parking space and visitors parking.

Agent Note

Council Tax Band - A. Mains water, drainage and electricity. There is an age restriction, over 55's. The property is leasehold, 125 years from the 1st May 1990. There is an annual service charge payable to Estates and Management Limited, £395.40 and an annual payment to First Port of £2,648.68. There is one allocated parking space. Planning permission nearby -

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=P5481ROW0ID00&activeTab=summary>



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)

