

18 WYVERN COURT

Crewkerne, TA18 7DE

Price Guide £100,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom over 60's first floor apartment situated within close proximity to the Town Centre and amenities with views across Henhayes. The accommodation in brief comprises entrance hall, sitting room, kitchen, two bedrooms and a bathroom. Outside, communal gardens, there is one allocated parking space and visitor parking. No onward chain.

Situation

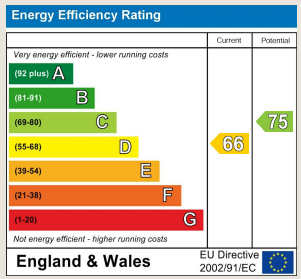
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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: C
Tenure: Leasehold
EPC Rating: D













PROPERTY DESCRIPTION

Hall
Large airing cupboard housing the hot water cylinder, storage heater and telephone point.

Sitting Room
15'1" x 10'9" (4.62 x 3.28)
With a window to the rear aspect, telephone point, television point and a night storage heater.

Kitchen
10'5" x 5'6" (3.18 x 1.7)
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for electric cooker, washing machine and fridge/freezer. Vinyl flooring and tiling to all splash prone areas.

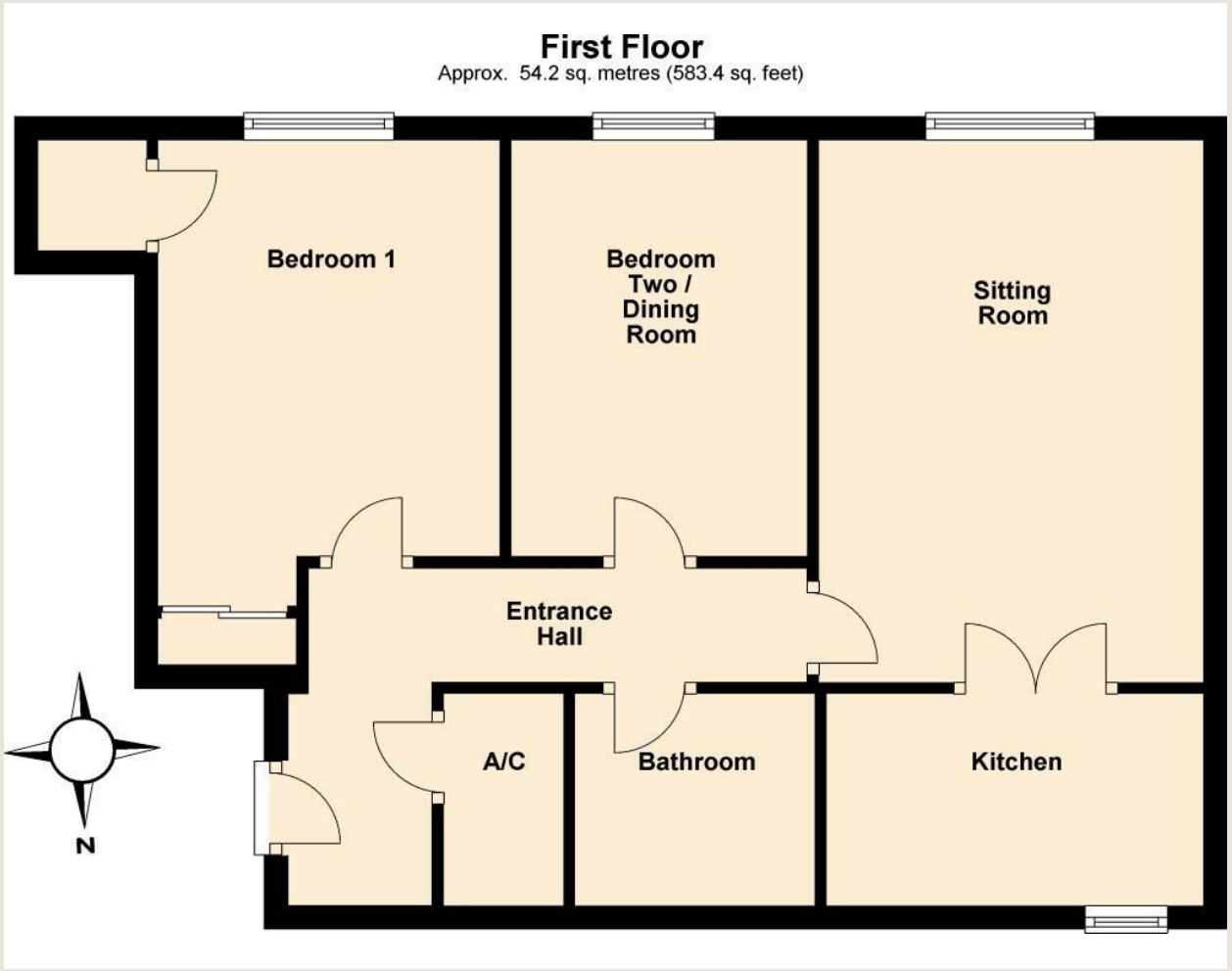
Bedroom One
13'1" x 9'6" (4.01 x 2.92)
With a window to the rear aspect, built in wardrobes and a night storage heater.

Bedroom Two/Dining Room
11'5" x 8'2" (3.48 x 2.49)
With a window to the rear aspect and a storage heater.

Bathroom
Suite comprising panelled bath with electric shower over, low level WC, wash hand basin with vanity storage, extractor fan, wall heater and tiling to all splash prone areas.

Outside
Communal gardens, one allocated parking space and visitors parking.

Agents Note
Council Tax Band - C. Mains water, drainage and electricity. There is an age restriction, over 60's. The property is leasehold, 125 years from the 1st May 1990. Care line pull cord system. There is an annual service charge payable to Estates and Management Limited, £494 and an annual payment to First Port of £2,323.72. 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)

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