

25 CURRIOTT HILL ROAD

Crewkerne, TA18 8BW

Price Guide £125,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented two bedroom first floor apartment situated on the edge of the town but within walking distance of the town centre and amenities. The accommodation comprises entrance hall, kitchen, large sitting/dining room, two double bedrooms and a family bathroom. Outside a garden, shed and communal parking. The property has been a successful rental property and is now offered for sale with no onward chain.

Situation

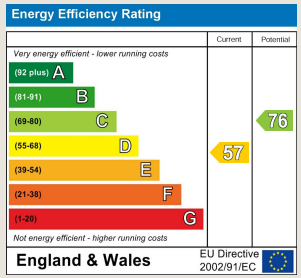
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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













PROPERTY DESCRIPTION

Communal Entrance Hall
Stairs rising to the first floor.

Entrance Hall
Doors into:

Kitchen
12'8" x 8'6" (3.86 x 2.59)
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Space for fridge/freezer, washing machine, tumble dryer and cooker. Stainless steel sink/drainer and tiling to all splash prone areas.

Sitting/Dining Room
14'11" x 13'2" (4.55 x 4.01)
With a window to the rear aspect and a door opening out onto the balcony with iron railings looking over the garden. Electric panel radiator and a television point.

Inner Hall
Airing cupboard with recently installed hot water immersion tank and doors into:

Bedroom One
14'4" x 9'8" (4.37 x 2.95)
With a window to the rear aspect and an electric panel radiator.

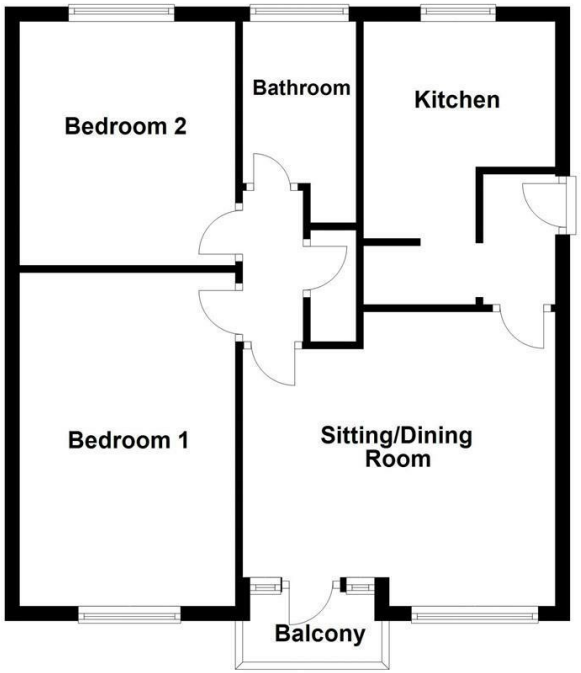
Bedroom Two
11'7" x 9'9" (3.53 x 2.97)
With a window to the front aspect with views towards the countryside and an electric panel radiator.

Bathroom
With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail, extractor fan, dimplex downflow heater and tiling to all splash prone areas.

Outside
Steps to an open lawn area and a useful storage shed. Communal parking.

Agents Note
Council Tax Band - A. Mains water, drainage and electricity. The property is leasehold, 125 years from January 1985. The service charge is £1,024 annually, the ground rent is £10 a year, both payable to Abri. The property is being sold with no onward chain.

Floor Plan



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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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