



Market Street, Crewkerne TA18 7JU

welcome to

Market Street, Crewkerne

A fantastic opportunity to purchase a super two bedroom first floor flat in the centre of town. The property, which is being sold with NO ONWARD CHAIN, offers light and spacious accommodation briefly comprising an open plan kitchen/lounge, two bedrooms both with en suite facilities and utility room.



First Floor

Entrance Hall

Door to bedroom two. Door to hallway. Radiator.

Open Plan Kitchen / Lounge

22' 1" x 14' 10" (6.73m x 4.52m)

Lounge Area

Two rear aspect double glazed windows. Side aspect double glazed window. Double glazed door at side to balcony. TV point. Radiator.

Kitchen Area

Fitted base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Space for electric cooker with cooker hood over. Space for under counter fridge/freezer.

Utility Room

8' 9" x 5' 9" (2.67m x 1.75m)

Space and plumbing for washing machine. Radiator.

Bedroom One

14' 9" x 12' 3" (4.50m x 3.73m)

Side and rear aspect double glazed windows. Radiator.

En Suite Shower Room

Fitted with a shower cubicle, vanity wash hand basin and WC. Part tiled. Radiator.

Bedroom Two

10' 1" x 6' 9" (3.07m x 2.06m)

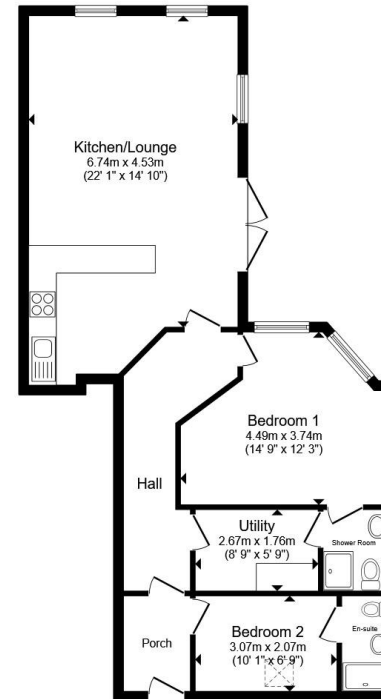
Skylight window. Fitted wardrobes.

En Suite Shower Room

Skylight window. Part tiled. Fitted with a shower cubicle, vanity wash hand basin and WC.

Agents Note

The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



Total floor area 76.5 m² (824 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Market Street, Crewkerne

- First Floor Flat
- Two Bedrooms with En Suite Shower Rooms
- Open Plan Kitchen / Lounge
- Utility Room
- Town Centre Location
- NO ONWARD CHAIN!

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 175.00

Ground Rent: 50.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRK106602 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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