



## FLAT 3 CHRISTCHURCH COURT SOUTH STREET

Crewkerne, TA18 8DA

Price Guide £140,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A modern purpose built ground floor apartment situated within a short walk of the Town Centre and amenities. The accommodation comprises entrance hall, sitting/dining room, inner hall, kitchen, two bedrooms and a shower room. Outside there is communal gardens and a garage. 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: Share of Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Communal Entrance Hall

Door into:

## Sitting/Dining Room

18'9" × 18'4" max - I- shaped room (5.74 × 5.59 max - I- shaped room)  
French doors opening into the garden, entry phone system, two radiators and a television point.

## Inner Hall

Storage cupboard.

## Kitchen

13'3" × 4'5" (4.06 × 1.35)  
With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, built in oven, gas hob and an extractor fan over. Space for fridge/freezer and washing machine. Radiator and tiling to all splash prone areas. Wall mounted gas central heating boiler.

## Bedroom One

11'1" × 9'10" (3.4 × 3)  
With a window to the front aspect, built in wardrobes and a radiator.

## Bedroom Two

9'3" × 8'5" (2.82 × 2.59)  
With a window to the rear aspect and a radiator.

## Shower Room

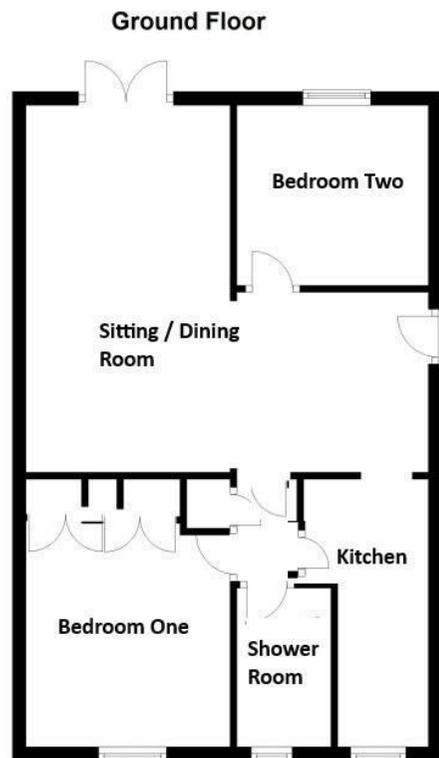
With a window to the front aspect. Suite comprising shower cubicle, wash hand basin, low level WC, shaver point, extractor fan, radiator and tiling to all splash prone areas.

## Outside

Communal gardens and a garage with an up and over door.

## Agents Note

Council Tax Band - C. Mains water, drainage and electricity. The property is leasehold, the freehold is held on trust by all occupants of Christchurch Court. The lease term is 999 years from 1977, the service charge payable to Cluff Property Management is £900 per annum and the ground rent is £20 per annum.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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### 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)

