



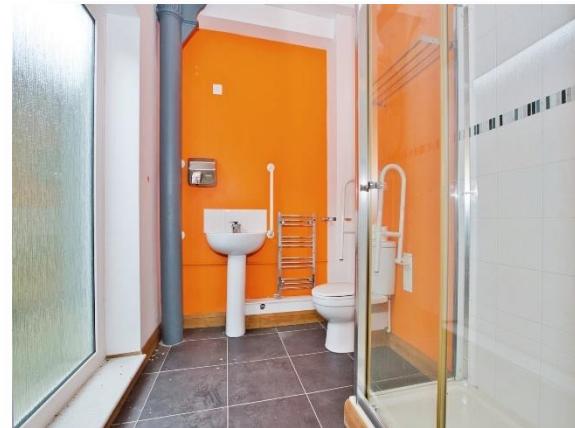
The Pyjama Factory, Abbey Street, Crewkerne TA18 7HY

fox & sons

welcome to

The Pyjama Factory, Abbey Street, Crewkerne

A fantastic opportunity to convert this ground floor town centre apartment of approximately 1500 square feet. There is planning to change the use from an office to a residential property and make into a three bedroom luxury apartment. NO CHAIN!



Communal Entrance

Glazed windows and door to front. Features stone walls and floors.

Entrance Hall

Side aspect single glazed window and door.

Lounge/ Diner/ Kitchen

37' 10" x 25' 11" max (11.53m x 7.90m max)

Three front aspect single glazed windows. Double glazed doors and windows to rear. Wall and base units with work surfaces incorporating a sink. Radiators.

Bedroom 1

17' 7" x 15' 6" max (5.36m x 4.72m max)

Two front aspect single glazed windows. Radiator. Telephone point.

En Suite

Wash and basin and WC. Towel heater. Tiled floor.

Bedroom 2

19' 11" max x 15' 5" max (6.07m max x 4.70m max)

Rear aspect double glazed doors and windows. Radiator. TV point. Built in wardrobe.

Shower Room

Rear aspect double glazed windows. Shower cubicle.

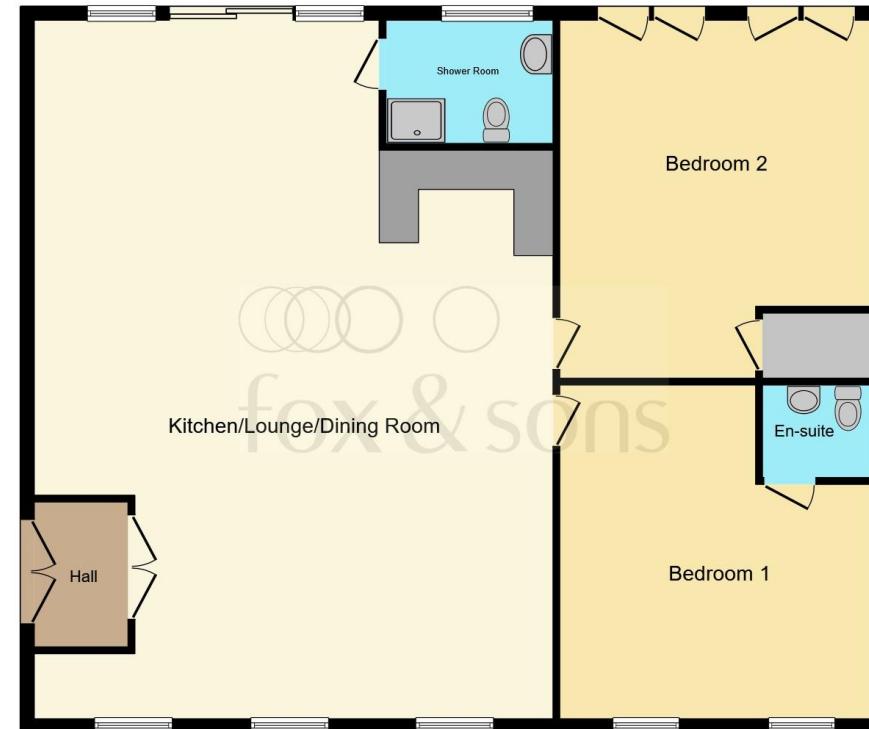
Wash hand basin and WC. Towel heater. Tiled splashbacks. Tiled floor.

Outside

There is gated access to an allocated parking space and communal gardens with lovely views of St Bartholomew's church. There is also a communal bin store at the front of the building.

Agents Note

The flat 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.



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.focalagent.com



view this property online fox-and-sons.co.uk/Property/CRK106218



welcome to

The Pyjama Factory, Abbey Street, Crewkerne

- Ground Floor Apartment
- Town Centre Location
- Planning No: 24/01166/COU
- Allocated Parking
- Grade II Listed

Tenure: Leasehold EPC Rating: E

Council Tax Band: Deleted Service Charge: 2778.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



view this property online fox-and-sons.co.uk/Property/CRK106218



Property Ref:
CRK106218 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk