

42 JUBILEE CLOSE

Crewkerne, TA18 8FD

Price Guide £145,000

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PROPERTY DESCRIPTION

A well presented and spacious two double bedroom second floor apartment situated on the outskirts of Crewkerne. In brief the accommodation comprises entrance hall, open plan kitchen/sitting room, two double bedrooms and a bathroom. The property benefits from double glazing and one allocated parking space. The property is available to investment buyers only with a tenant in situ providing a great investment.

Situation

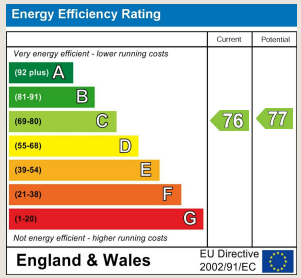
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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: B
Tenure: Leasehold
EPC Rating: C













PROPERTY DESCRIPTION

Entrance Hall
Intercom system and a dimplex heater.

Sitting Room
15'8" x 13'8" (4.78 x 4.17 (4.77 x 4.16))
With a window to the front aspect double glazed. Dimplex heater, television and telephone points.

Kitchen
7'9" x 11'3" (2.36 x 3.43)
With a window to the rear aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated electric oven, hob and extractor fan, sink/drainer. Space for dishwasher, fridge/freezer and tiling to all splash prone areas.

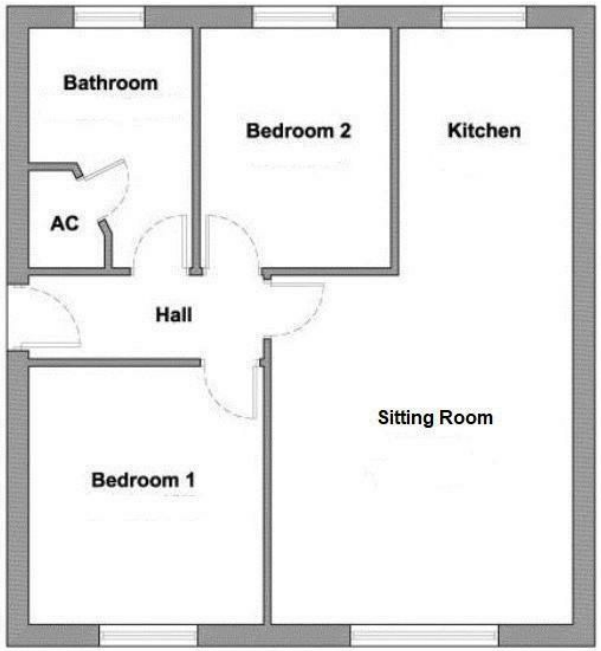
Bedroom One
11'8" x 10'8" (3.56 x 3.25)
With a window to the front aspect double glazed and a dimplex heater.

Bedroom Two
11'0" x 8'7" (3.35 x 2.62)
With a window to the rear aspect double glazed and a dimplex heater.

Bathroom
9'7" x 7'2" (2.92 x 2.18)
With a window to the rear aspect double glazed. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas. Cupboard housing the hot water cylinder and plumbing for a washing machine.

Outside
There is one allocated parking space.

Agents Note
Council Tax Band - B. Mains water, drainage and electricity. The lease is 999 years from 2017. There is an annual service charge currently (and unchanged this year) of £1,507.36 payable to Jubilee Close Misterton Ltd (JCM) in two installments of £753.68. This is to cover the cost of cleaning, heating, lighting, fire alarm system and maintaining the common spaces internally and externally. JCM holds a contingency fund in case of unexpected expenses. JCM is owned jointly by all the individual owners is the building and surroundings. Correspondingly there is no ground rent. A charge is collected by Old Mill Management Company from every dwelling on the Old Mill development towards the maintenance of the open and landscaped areas. This is currently £154 pa. There is one allocated parking space. The property is being sold with tenant in situ paying £875 PCM.





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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