FLAT 11 FALKLAND HOUSE

Crewkerne, TA18 7LX

Guide Price £125,000

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PROPERTY DESCRIPTION

A fantastic opportunity to purchase a two bedroom second floor apartment situated in the heart of the Town Centre. The property has been a successful rental property for a number of years and benefits from communal gardens, security phone system and an allocated parking space. In brief the accommodation comprises entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. The property is being sold with no onward chain.

Situation

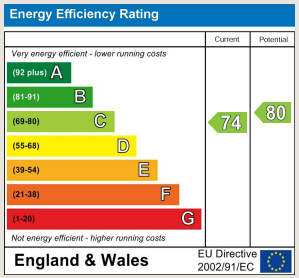
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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



PROPERTY DESCRIPTION

Entrance Hall
Cloaks cupboard, night storage heater and an airing cupboard housing the hot water cylinder.

Sitting/Dining Room
14'11" x 12'7" (4.55 x 3.84)
With a bay window to the front aspect, window to the side, two night storage heaters and a door into:

Kitchen
7'10" x 7'1" (2.41 x 2.18)
Fitted kitchen comprising wall and base units drawers and work surfaces over. Stainless steel sink/drainer, built in oven, hob and an extractor fan over. washing machine and fridge and tiling to all splash prone areas.

Bedroom One
12'7" x 9'6" (3.86 x 2.90)
With a window to the rear aspect, fitted wardrobe and a night storage heater.

Bedroom Two
9'1" x 8'11" (2.77 x 2.74)
With a window to the rear aspect, built in wardrobe and a night storage heater.

Bathroom
Suite comprising panelled bath, low level WC, wash hand basin, extractor fan, tiling to all splash prone areas.

Outside
Falkland House stands within charming walled communal gardens, flower borders and a private pedestrian access from Market Street. One allocated parking space and communal bin store.

Agents Note
Council Tax Band - B. Mains water, drainage and electricity. The property is leasehold, the lease is 999 years from 1988. The service charge is £193 per quarter and the ground rent is £50 per annum, payable to Falkland House Management Company. An electrical certificate was carried out in May 2024. The property is being sold with no onward chain.

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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