



The Barley Yard, Crewkerne TA18 7BQ

welcome to

The Barley Yard, Crewkerne

FOX AND SONS are offering a truly exceptional warehouse style apartment situated on the outskirts of Crewkerne and enjoying countryside views. Blending modern design with character features including vaulted ceilings. Two allocated parking spaces.



Entrance Hall

Skylight window. Meter cupboard. Radiator.

Living / Dining Room

22' 8" x 8' 4" (6.91m x 2.54m)

Rear aspect double glazed window. With high ceilings and feature exposed timbers. Radiator.

Kitchen

13' 2" x 8' 2" (4.01m x 2.49m)

Fitted with a range of base and wall units. Work surfaces incorporating a sink and drainer. Built-in electric oven and gas hob with cooker hood over. Integrated dishwasher and fridge/freezer. Combination boiler. Exposed beams.

Bedroom One

26' 9" x 10' 11" (8.15m x 3.33m)

Rear aspect double glazed window. Skylight window. High ceilings. Radiator.

En Suite

7' 7" x 4' 9" (2.31m x 1.45m)

Fitted with a shower cubicle, wash hand basin and WC. Part tiled. Extractor fan. Heated towel rail.

Bedroom Two

22' 8" x 8' 4" (6.91m x 2.54m)

Rear aspect double glazed window. Skylight window. Radiator.

Bathroom

8' 3" x 8' 2" (2.51m x 2.49m)

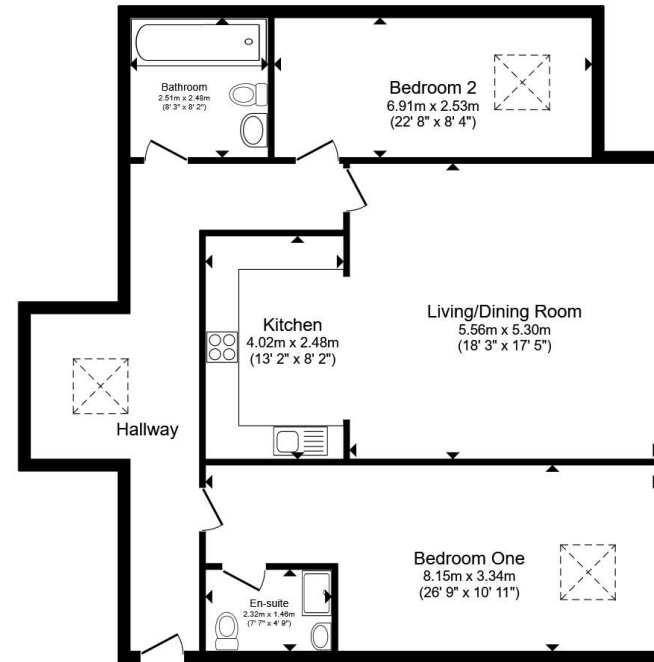
Fitted with a suite comprising a panelled bath, wash hand basin and WC. Heated towel rail. Extractor fan. Part tiled.

Outside

There is a communal bin store and bike store.

Parking

There are two allocated parking spaces as well as visitor parking.



Ground Floor

Total floor area 109.2 m² (1,175 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



view this property online fox-and-sons.co.uk/Property/CRK106642



welcome to

The Barley Yard, Crewkerne

- NO ONWARD CHAIN!
- Upper Floor Apartment
- Two Double Bedrooms
- En-suite To Master The Bedroom
- Stairs & Lift
- Two Allocated Parking Spaces
- Open Plan Living Accommodation

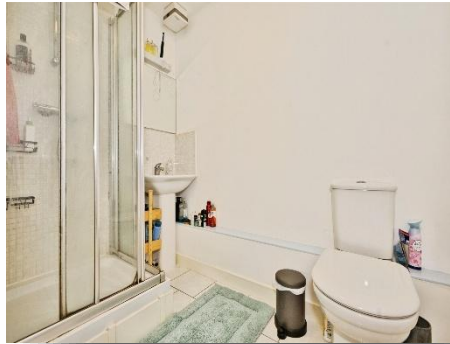
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3500.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106642



Property Ref:
CRK106642 - 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.

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.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



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



fox-and-sons.co.uk