



17 PITHERS COURT NORTH STREET

Crewkerne, TA18 7BL

Price Guide £95,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming town of Crewkerne, this delightful flat on North Street offers a perfect blend of comfort and convenience. The accommodation in brief comprises kitchen, sitting room, bedroom and a bathroom. To the rear there is one allocated parking space. Offered 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: A

Tenure: Commonhold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Sitting Room

13'6" × 11'8" (4.14 × 3.56)

Front door and sash window to the front aspect, two electric heaters, airing cupboard housing immersion heater.

Kitchen

8'9" × 7'8" (2.68 × 2.35)

Sash window to the front aspect, range of fitted units with inset stainless steel sink unit, built in oven and hob with hood over, space for fridge/freezer and washing machine.

Bedroom

11'11" × 8'8" (3.64 × 2.65)

Sash window to the rear aspect, electric wall heater.

Bathroom

6'1" × 5'9" (1.86 × 1.76)

Suite comprising paneled bath with shower over, low level W.C, pedestal wash hand basin, shaver socket, extractor fan.

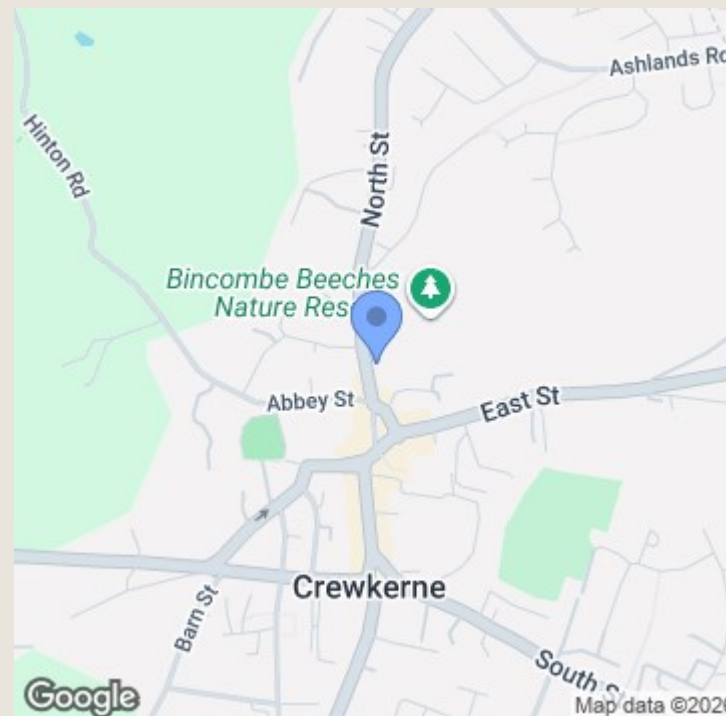
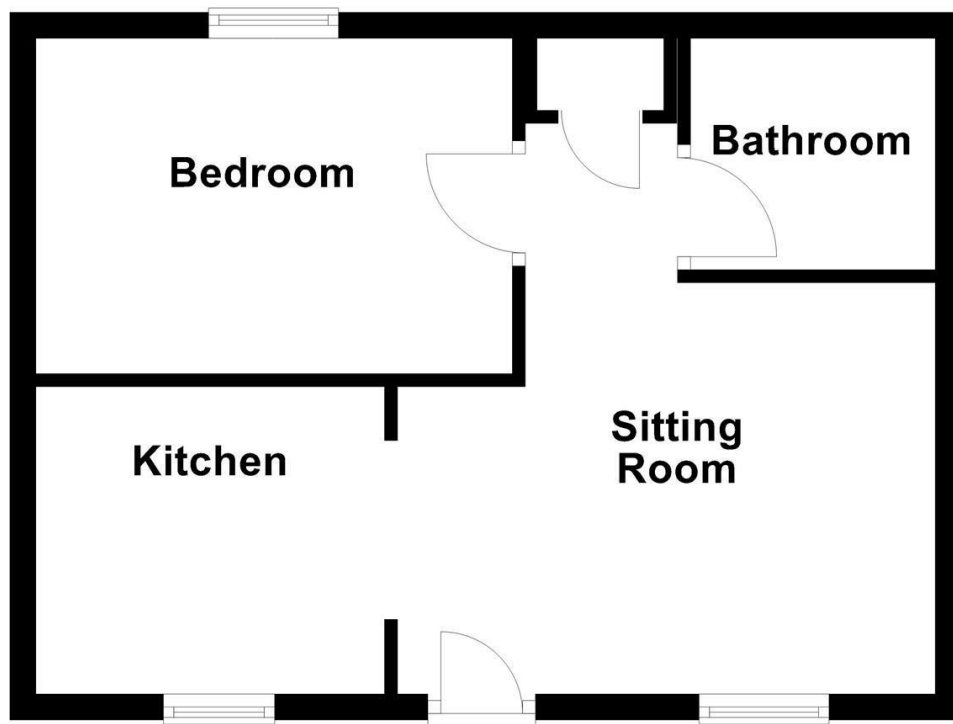
Outside

There is a patio area to the front with bin storage area. There is one allocated parking space to the rear of the building.

Agents Note

Council Tax Band - A. Mains water, drainage and electricity. There is one allocated parking space. The property is commonhold, the annual service charge is £1828.88, there is no ground rent payable.

Ground Floor



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)

