



**8 SOUTH STREET**

Crewkerne, TA18 8DA

**Price Guide £125,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A spacious one bedroom first floor apartment conveniently situated in the centre of town. The accommodation comprises entrance hall, sitting room, bedroom, bathroom and large loft room. One to view.

## 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: A

Tenure: Leasehold

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79

England & Wales EU Directive 2002/91/EC

# PROPERTY DESCRIPTION

## Ground Floor

Shared entrance with double glazed front door, inner door to private front door with stairs rising to the first floor.

## Landing

With a window to the rear aspect, doors to:

## Sitting Room

13'5" x 11'1" max (4.11 x 3.38 max)

With a window to the front aspect and a radiator.

## Kitchen

10'9" x 9'3" (3.30 x 2.82)

With a window to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, built in oven and hob, space and plumbing for washing machine, radiator and tiling to all splash prone areas.

## Bedroom

11'1" x 10'11" (3.38 x 3.33)

With a window to the front aspect and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising panelled bath with shower mixer tap, low level W.C, pedestal wash hand basin, heated towel rail and tiling to all splash prone areas. Door with stairs rising to:

## Loft Room

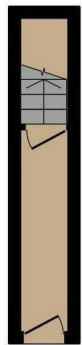
24'10" x 16'6" (7.59 x 5.03)

Skylight to the rear aspect and two radiators.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. Leasehold with 999 years from 25th December 1995. Ground rent of £10 payable

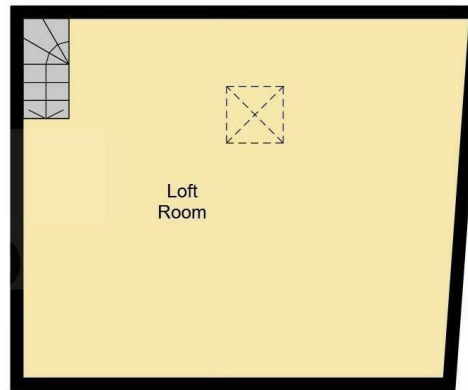
yearly, there is no annual service charge payable. The gas central heating boiler was installed in February 2019 and last serviced in November 2025.



Ground Floor



First Floor



Loft Room

Total floor area 98.3 m<sup>2</sup> (1,058 sq.ft.) approx



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

