

The Barley Yard,Old Mill Lane Crewkerne TA18 7BQ

fox & sons

welcome to

The Barley Yard,Old Mill Lane Crewkerne

Great opportunity to purchase this elegant first floor maisonette, part of a converted brewery and offered with no onward chain. Located just a short walk from the town centre, the property features unique double height ceilings, two bedrooms and benefits from two allocated parking spaces.













Auctioneer's Comments
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall
A welcoming entrance area providing access to the accommodation. Features include stairs rising to the first floor, a convenient under stairs storage cupboard, and an airing cupboard ideal for linen storage.

Lounge / Diner Area
A truly magnificent open plan living space, defined by striking double height ceilings that create a wonderful sense of volume and light. To the rear, six double glazed windows - three at eye level and three at mezzanine height - flood the room with natural light, while two further double glazed windows to the side (one at each level) enhance the bright, airy atmosphere. The room is equipped with telephone and TV aerial points and heated by two radiators, resulting in a truly exceptional space perfect for both relaxing and entertaining.

Kitchen Area
A well equipped kitchen area designed with both style and practicality in mind. Fitted with a comprehensive range of base and wall units offering plentiful storage, with work surfaces incorporating a one and a half bowl stainless steel sink and drainer. The cooking area features an integrated gas oven and hob with a matching cooker hood above. There is plumbing in place for both a washing machine and dishwasher, dedicated space for a fridge/freezer, a double glazed side window, and a radiator.

Bathroom
A well appointed bathroom fitted with a modern three piece suite comprising a panelled bath with a shower attachment over, a wash hand basin, and a WC. The walls are attractively part tiled for ease of maintenance, and the room benefits from an extractor fan to reduce condensation and a stylish heated towel radiator.

Landing
Accessed via the internal staircase leading from the entrance hall, this upper landing provides access to both bedrooms and offers a unique perspective overlooking the impressive double height lounge/diner area below.

Bedroom 1
A spacious main bedroom featuring a double glazed side window and a distinctive mezzanine window overlooking the living space - a charming architectural feature of the conversion. Additional benefits include a telephone point and a radiator.

Bedroom 2
A versatile second bedroom, ideal as a guest room, children's bedroom, or home office. It features a mezzanine window with views over the lounge/diner, an extractor fan, and a radiator.

Outside
The property benefits from the rare advantage of two allocated parking spaces, providing secure and convenient off street parking - a highly desirable feature for a town centre apartment.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Maisonette Flat
- No Onward Chain

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2300.00
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CRK106707 - 0012

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fox & sons

01460 73421

Crewkerne@fox-and-sons.co.uk

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

fox-and-sons.co.uk

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