



 **1**  
Bedroom

 **1**  
Bathroom



## Spacious & Modern Second-Floor Flat – No Onward Chain!

A bright and airy second-floor apartment with an open-plan living space, offering a contemporary feel throughout. Gas central heating and double glazing ensure year-round comfort. The property also benefits from allocated parking and access to a communal bin store. Conveniently located within walking distance of Crewkerne town centre, this flat is ideal for those seeking a hassle-free move, with no onward chain.

The accommodation briefly comprises entrance hall, living room, kitchen, bedroom and a bathroom

Outside there is an allocated parking space

Nestled between Yeovil and Taunton, Crewkerne is a delightful market town offering a fantastic array of amenities. From supermarkets—including a Waitrose superstore—to chemists, banks, and a doctors' surgery, everything you need is within easy reach. The town boasts excellent leisure facilities, including a public swimming pool, plus a variety of pubs, restaurants, schools, and churches.

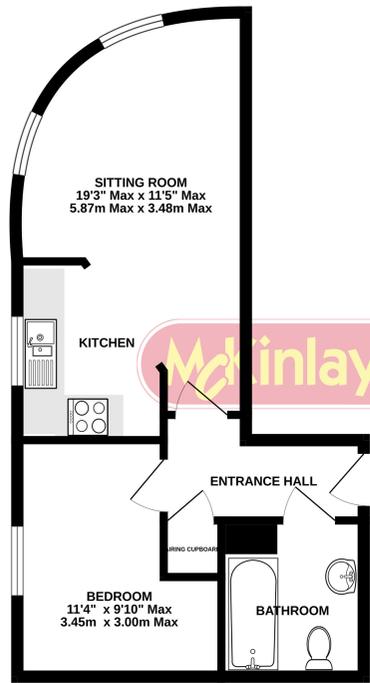
With convenient transport links, Crewkerne benefits from a local bus service and a mainline railway station connecting Waterloo to Exeter. Key destinations are within easy access—Yeovil is just 9 miles away, Taunton and the M5 motorway are 19 miles, and the stunning Dorset coast is a mere 14 miles from your doorstep.

### Agent note

Lease start date 7 March 2007 for 125 years

The Service charge for the next 6 months has been estimated by First Port at £1506.87

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 393 sq.ft. (36.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Old Mill Lane, TA18

