



**18 COWEN CLOSE**

Crewkerne, TA18 8JF

**Price Guide £100,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A two bedroom ground floor apartment in need of cosmetic modernisation. The property is situated on the edge of the Town and within a short walk of the local shop, Schools and countryside walks. The accommodation in brief comprises entrance hall, store room, large sitting room, kitchen, two bedrooms and a bathroom. No onward chain.

## Situation

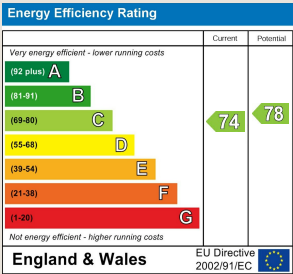
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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



# PROPERTY DESCRIPTION

## Entrance Hall

Doors into:

## Store

6'9" × 5'2" (2.08 × 1.60)

## Kitchen

10'9" × 6'9" (3.28 × 2.06)

With a window to the front aspect. Fitted kitchen comprising base units, drawers and work surfaces over. Stainless steel sink/drainers, space for washing machine, cooker and fridge/freezer. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

## Sitting/Dining Room

15'5" × 12'7" max (4.70 × 3.86 max)

With a window to the rear aspect, storage cupboard and a radiator.

## Bedroom One

15'5" × 12'7" max (4.70 × 3.86 max)

With a window to the rear aspect and a radiator.

## Bedroom Two

9'4" × 7'6" (2.87 × 2.29)

With a window to the front aspect and a radiator.

## Bathroom

With a window to the front aspect. Suite comprising bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

## Outside

Communal gardens and parking.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The property is Leasehold, Abri are the management company - Service charge for 2024 /2025 - £719.28, Lease Term is 990 years, Peppercorn rent.

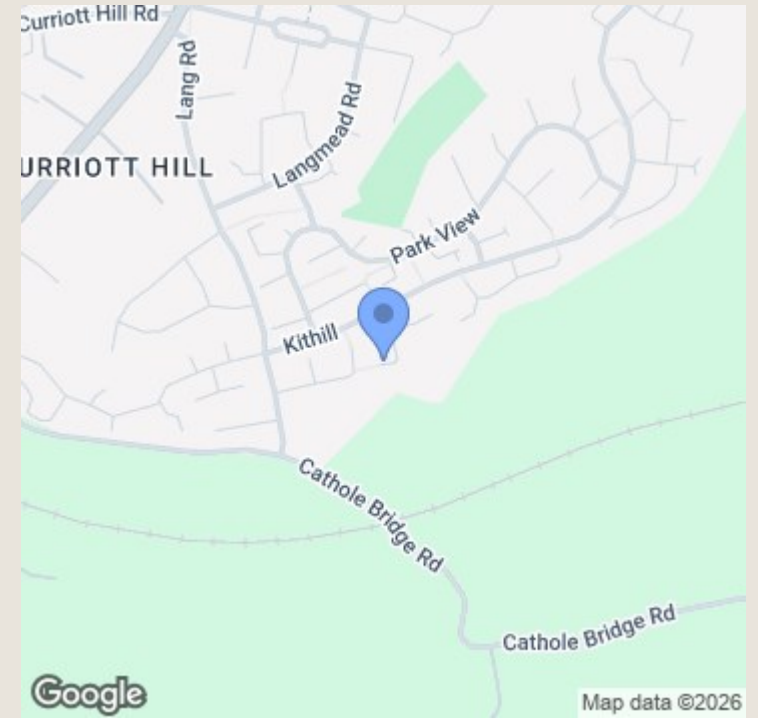
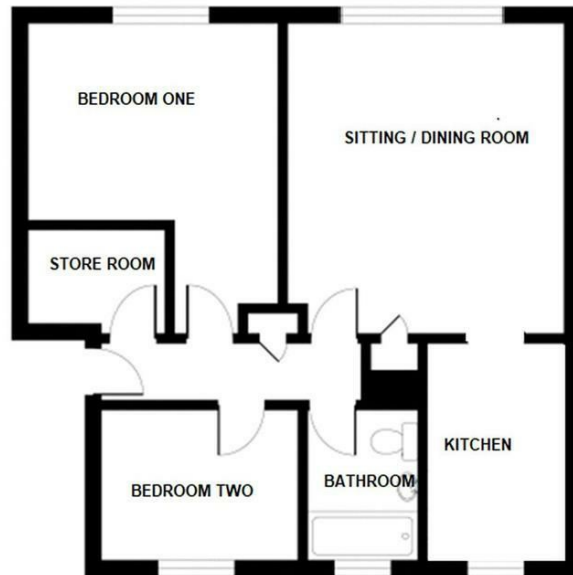
Planning permission nearby -

[https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=P9JSJ6OWFUI00&activeTab=summary)

[keyVal=P9JSJ6OWFUI00&activeTab=summary](https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?keyVal=P9JSJ6OWFUI00&activeTab=summary)

### Cowen Close, Crewkerne, TA18

APPROX. GROSS INTERNAL FLOOR AREA 677 SQ FT 62.8 SQ METRES



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)

