



2 FALKLAND SQUARE

Crewkerne, TA18 7JS

Price £85,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A good size first floor apartment conveniently located in the town centre. The accommodation comprises: entrance hall, kitchen, sitting room, two double bedrooms and bathroom, Night storage heating, double glazing and use of a veranda area to front. Priced to sell.

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

Council Tax Band: A
Tenure: Leasehold
EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Entrance Hall

Kitchen

12'3 × 5'4 (3.73m × 1.63m)

With a window to the front aspect, base units, stainless steel/drainer, integrated electric oven and hob.

Sitting Room

17'2 × 11'2 (5.23m × 3.40m)

With a window to the rear aspect.

Bedroom One

17'2 × 7'10 (5.23m × 2.39m)

With a window to the rear aspect.

Bedroom Two

8'8 × 7'6 (2.64m × 2.29m)

With a window to the front aspect and a built in wardrobe.

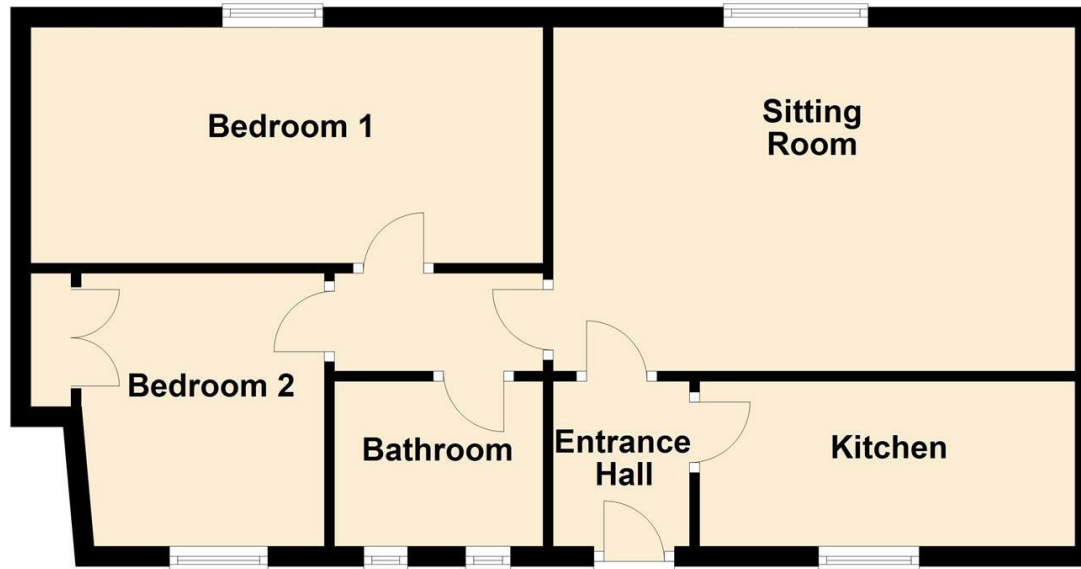
Bathroom

With two windows to the front aspect. Suite comprising bath, low level WC, wash hand basin and tiling to all splash prone areas.

Agents Note

There will be a new 125 year lease on purchase with ground rent/service charge being approximately £500 per annum.

Floor Plan



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Plan produced using PlanUp.



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

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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)

