



## FLAT 3 FALKLAND HOUSE MARKET STREET

Crewkerne, TA18 7LX

Price £125,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented ground floor one bedroom apartment situated in the heart of the Town Centre. The property would make an excellent investment or principle home. The accommodation in brief comprises entrance hall, sitting room, kitchen, bedroom and bathroom. Outside, communal gardens and one allocated parking space.

## Situation

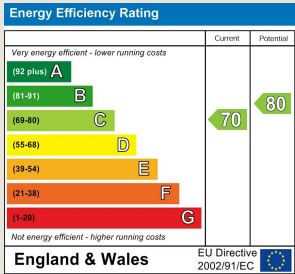
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and 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

South Somerset Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: C



# PROPERTY DESCRIPTION

## Entrance Hall

Cloaks cupboard, electric heater and a storage heater housing the immersion tank.

## Sitting Room

14'11 max x 12'5 (4.55m max x 3.78m)

With a bay window to the front aspect and an electric heater.

## Kitchen

7'10 x 7'4 (2.39m x 2.24m)

Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, electric hob, cooker and an extractor fan over. Space for washing machine, fridge/freezer and tiling to all splash prone areas.

## Bedroom

10'4 x 9'1 (3.15m x 2.77m )

With a window to the front aspect, storage cupboard and an electric heater.

## Bathroom

Suite comprising bath with shower over, low level WC, wash hand basin extractor fan, electric heater and tiling to all splash prone areas.

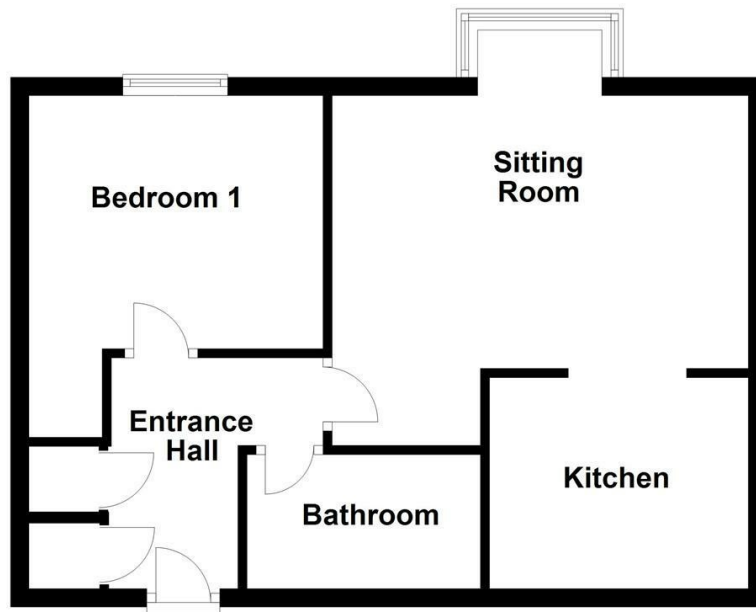
## Outside

Communal gardens, bin store and an allocated parking space.

## Agents Note

The property is leasehold, the lease is 999 years from 1988. The service charge is £150 per quarter and the ground rent is £50 per annum. Council Tax Band B. Broadband speed, FTTC. Electric heating, mains water, drainage and electricity.

## Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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)

