



20 THE BARLEY YARD

Crewkerne, TA18 7BQ

Guide Price £165,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This well-appointed second floor penthouse has open plan living and generous sized bedrooms. The property benefits from gas central heating, double glazing and two allocated parking spaces. The accommodation in brief comprises large entrance hall/study, a spacious open plan sitting/dining room and kitchen, two double bedrooms with en-suite to the master and a bathroom. Parking.

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: C

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Situation

Crewkerne is an active market town, which offers a good range of amenities. These include various shops including a Waitrose store, post office, library, banks, day centre, leisure centre with swimming pool and gym, doctors' surgery, small hospital, dentist, 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. Misterton is also a good sized village offering primary school, garage, recreation ground, village hall, pub and a bus service.

Entrance Hall/Study

Radiator, meter cupboard, velux window and oak wooden flooring.

Sitting/Dining Room

18'3" × 17'7" (5.56 × 5.36)

With a window to the rear aspect double glazed. High ceilings, radiators and feature exposed timbers.

Kitchen

13'1" × 8'2" (3.99 × 2.49)

Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated gas hob, electric oven and cooker hood over. Wall mounted gas central heating boiler. Integrated dishwasher and fridge/freezer, space for washing machine, one and a half bowl stainless steel sink/drainer, feature exposed timbers and tiling to all splash prone areas.

Bedroom One

26'7" × 10'10" (8.10 × 3.30)

With a velux window to the rear aspect double glazed. Radiator and telephone point.

En-suite

Suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Bedroom Two

18'7" × 8'3" (5.66 × 2.51)

With a velux window to the rear aspect double glazed. Radiator.

Bathroom

Suite comprising panelled bath with mixer taps, low level WC, wash hand basin, heated towel rail, extractor fan and tiling to all splash prone areas.

Outside

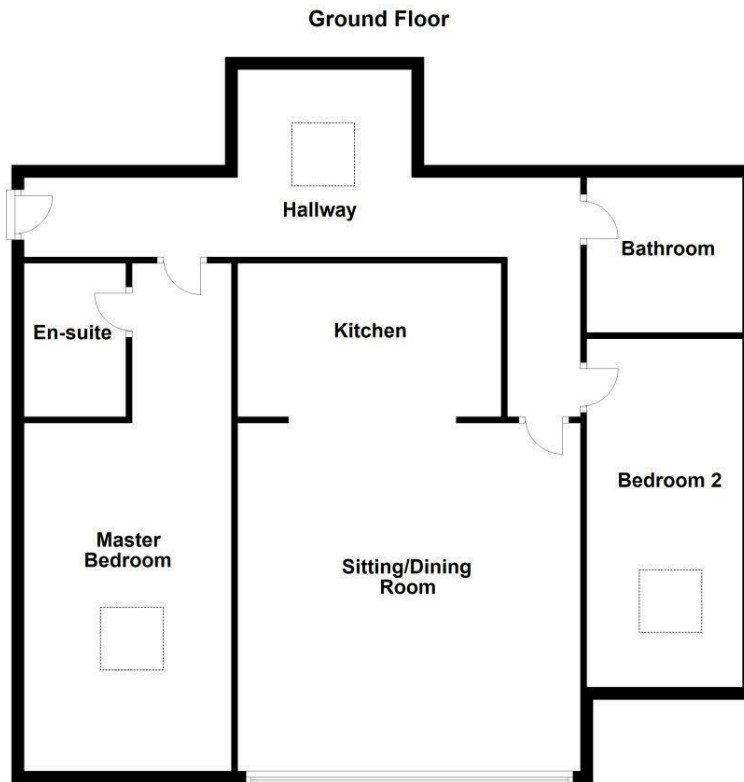
Communal bin store and bike store.

Parking

Parking for two cars (no's 51 & 63) also visitors parking.

Tenure & Maintenance

We understand the property is held under a 125 year lease commencing from 2008. There is a management charge of £2,083.18 (2022 - 2023 service charge) per annum which is paid half-yearly and covers the cost of repair and maintenance of communal areas, lift and buildings insurance. The ground rent is £200 per annum. In addition to this years service charge, the seller has paid an additional cost for repairs in advance and this has been paid direct to the management company. Council Tax Band C. Broadband speed, FTTC. Mains gas, water, drainage and electricity.



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

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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)

