



1 FALKLAND SQUARE

Crewkerne, TA18 7JS

OIEO £100,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A spacious first floor apartment conveniently located within the heart of the town centre. The accommodation comprises: entrance hall, kitchen, spacious sitting room, two double bedrooms and bathroom, night storage heaters and double glazed. Offered with no onward chain.

## Services

Mains electric, water and drainage.

## 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).

\* Distances are approximate & sourced from Google Maps

## Local Authority

South Somerset Council. Council Tax Band: A.

EPC Rating: E.

Tenure Leasehold

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

**01460 74200**

CREWKERNE@MAYFAIRPROPERTIES.NET



# PROPERTY DESCRIPTION

## 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.

## Entrance Hall

Fully fitted carpet, UPVC front door, night storage heater, doors to both bedrooms, kitchen, lounge, bathroom and W.C

## Sitting Room 19' 6" x 11' 4" (5.94m x 3.45m)

Triple aspect over looking the market square, two night storage heaters, T.V point.

## Kitchen 10' 3" x 7' 5" (3.12m x 2.26m)

Vinyl flooring, wall and base units, electric oven and hob, space for washing machine, space for fridge freezer, window to side.

## Bedroom One 15' 5" x 9' 3" (4.70m x 2.82m) max

Window to the side aspect, night storage heater, built in wardrobes.

## Bedroom Two 11' 2" x 8' 4" (3.40m x 2.54m)

Window to the front aspect, night storage heater, T.V point.

## Bathroom

Vinyl flooring, pedestal wash hand basin, panelled bath with shower over.

## W.C

Vinyl flooring, low level W.C.

## Outside

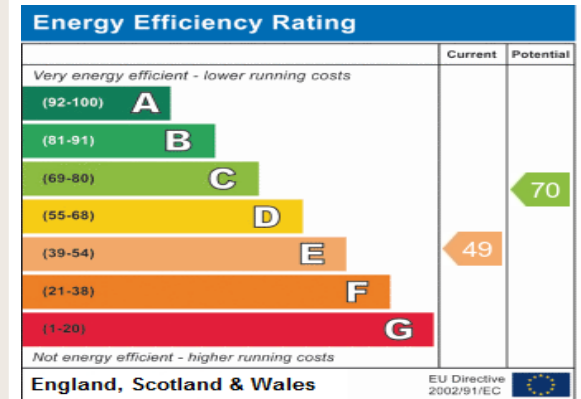
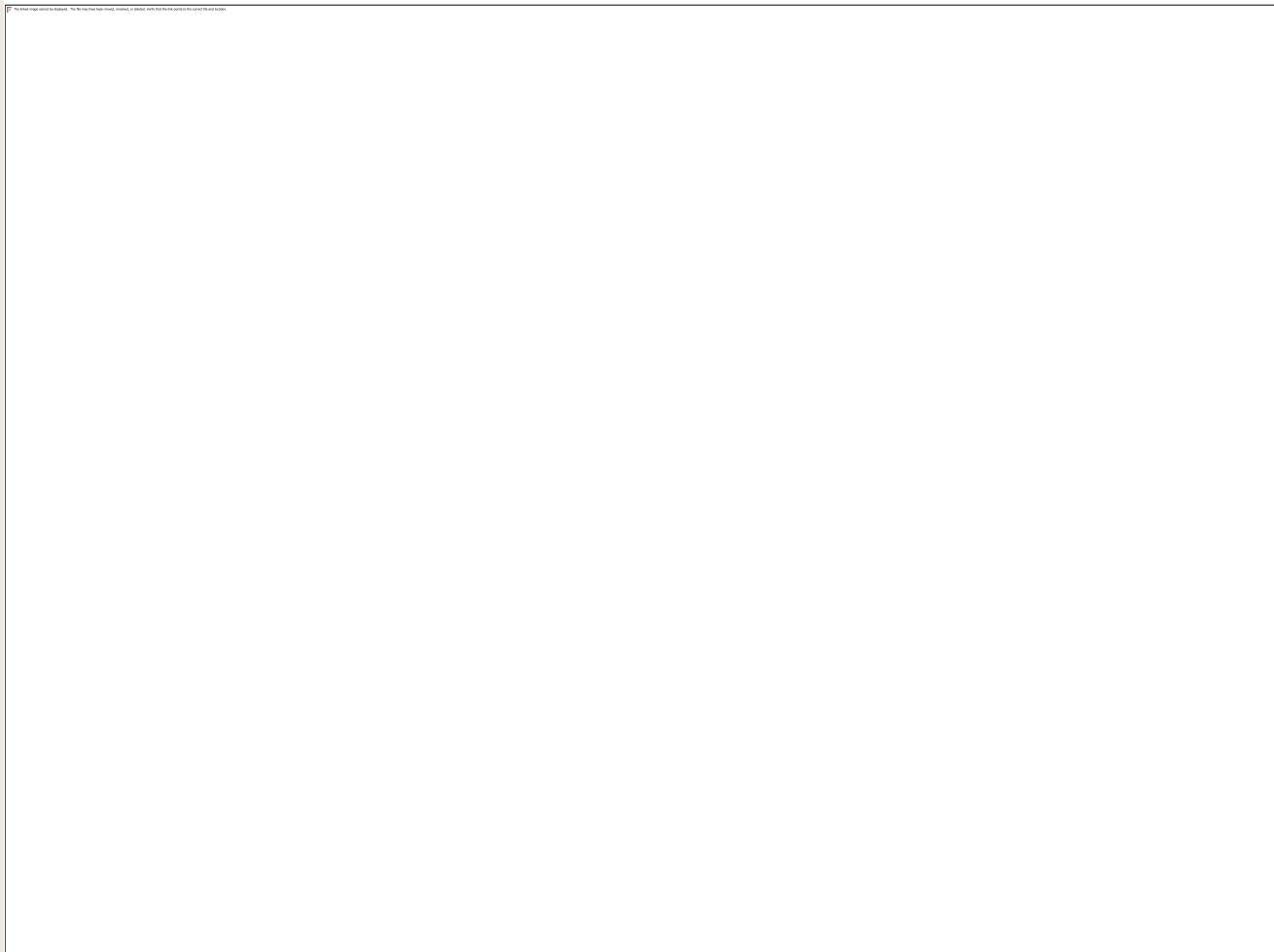
The property shares a outside staircase with one other apartment with use of the balcony area.

## Agents Note

There will be a new 999 year lease on purchase with ground rent/service charge being approximately £500 per annum.



# FLOOR PLAN



Reference:  
Falkland Square

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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. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation 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 - Introduction fee of up to £240 Inc. VAT, HD Financial Ltd - Introduction fee of up to £240 Inc. VAT.

