



**31A EAST STREET**

Crewkerne, TA18 7AG

**Price Guide £200,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

An unique opportunity to purchase this Grade II Listed three bedroom maisonette situated within a short walk of the Town Centre. The accommodation, which is 100sqm, comprises entrance hall, sitting room, dining room, kitchen and study/store. On the first floor, three 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, 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

Somerset Council Council Tax Band: B

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		74
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Door to the rear, stairs rising to the first floor and a storage heater.

## Sitting Room

13'9 max × 12 (4.19m max × 3.66m)

With a sash window to the front aspect, feature fireplace and a night storage heater.

## Dining Room

12'4 × 11'11 (3.76m × 3.63m)

With a sash window to the front aspect, shelving, storage heater and an arch into the kitchen.

## Kitchen

12'7 × 9 (3.84m × 2.74m)

With two windows to the rear aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Integrated electric oven. One and a half bowl sink/drainers, space for washing machine, fridge/freezer and tiling to all splash prone areas.

## Inner Hall

Flagstone flooring and an under stairs storage cupboard.

## Study/Store Room

9'2 × 7'6 (2.79m × 2.29m)

With a window to the rear aspect and flagstone flooring.

## Landing

With a window to the rear aspect and a night storage heater.

## Bedroom One

12'7 max 12'2 (3.84m max 3.71m)

With a sash window to the front aspect, feature fireplace and a night storage heater.

## Bedroom Two

12'3 × 10'10 max (3.73m × 3.30m max)

With a sash window to the front aspect, storage cupboard, night storage heater and a feature fireplace.

## Bedroom Three

8'9 × 7'11 (2.67m × 2.41m)

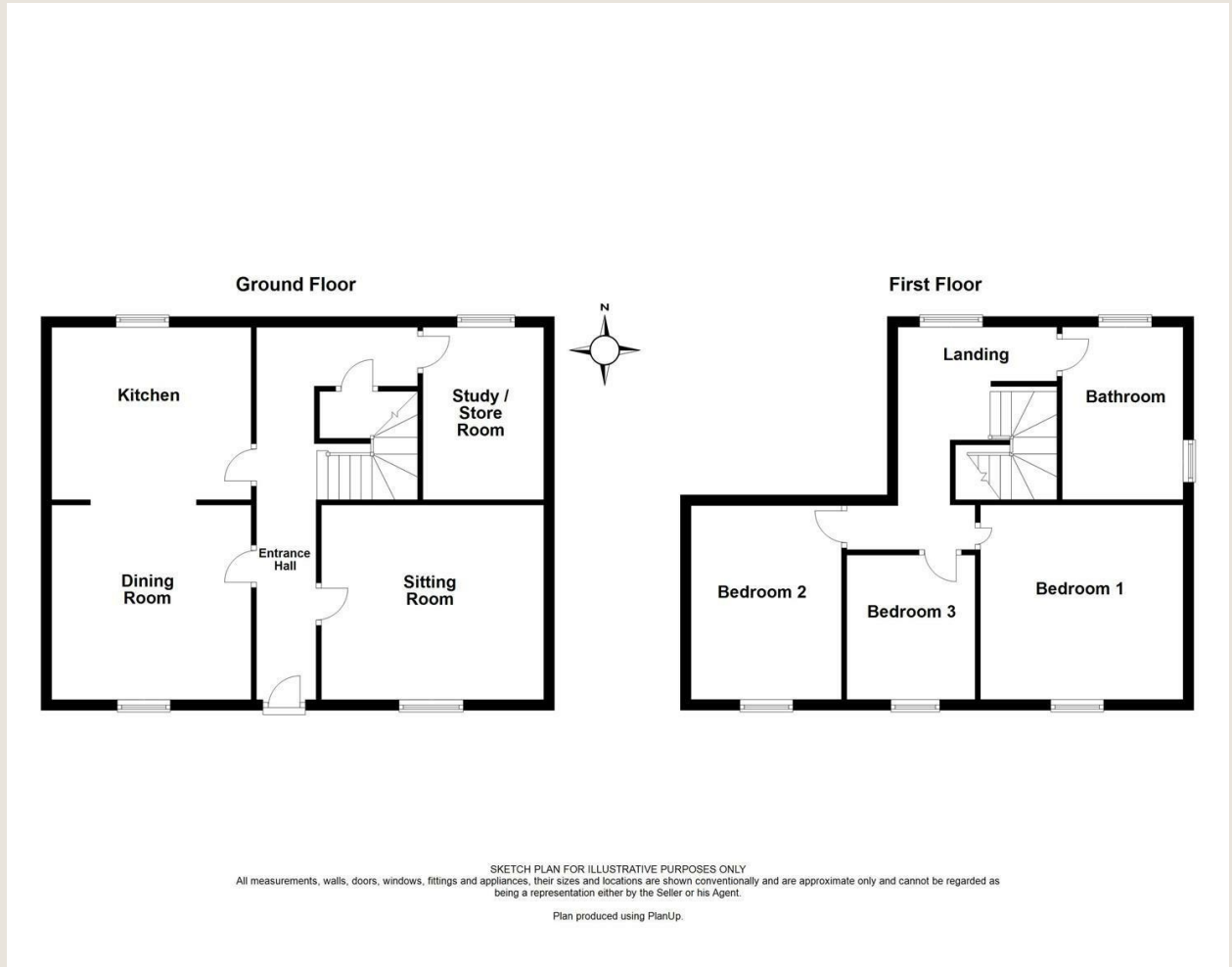
With a sash window to the rear aspect and a night storage heater.

## Bathroom

With windows to the rear and side aspects. Suite comprising bath with shower over, low level WC, wash hand basin and modern splashbacks.

## Agents Note

Council Tax Band - B. Mains water, drainage and electricity. Broadband speed - FTTC. The property is leasehold with a 999 year lease from 25.3.1998 and the owner also owns the freehold of the building. There is no ground rent or service charge arrangement payable. The owner currently pays the buildings insurance for the whole property.



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

**01460 74200**

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)

