



1 ANGLO COURT EAST STREET

Crewkerne, TA18 7AG

Price £210,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom maisonette situated within a short walk of the Town Centre and Amenities. The spacious accommodation is split over two floors and finished to a high standard and comprises entrance hall, bedroom three, en-suite, utility room and access to the car port. On the first floor large open plan living space and kitchen with balcony, two further bedrooms and bathrooms. Outside there is a gated car port. The property is offered with the benefit of 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

South Somerset Council Tax Band: D

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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

Entrance Hall

Stairs rising to the first floor, under stairs storage cupboard and a telephone point.

Bedroom Three

14 × 10'3 (4.27m × 3.12m)

With a window to the front aspect, television point and a door into:

En-suite Shower Room

Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, wall mirrors, shaver point, spotlights, extractor fan and tiling to all splash prone areas.

Utility Room

12 × 5'5 (3.66m × 1.65m)

A range of wall and base units, drawers, work surfaces over, stainless steel sink/drainers and tiling to splash prone areas. Washing machine and tumble dryer and a door to the car port.

First Floor

Open Plan Sitting Room/Kitchen

23'9 × 17'7 (7.24m × 5.36m)

With a window to the rear and french doors opening out onto the balcony. Fitted kitchen comprising wall and base units, drawers and granite work surfaces over. Stainless steel sink/drainers, gas hob, double oven and cooker hood over. Integrated fridge, freezer, dishwasher and tiling to all splash prone areas. Spotlights, engineered oak flooring and underfloor heating.

Balcony

Views across the Town and countryside.

Inner Hall

Built in storage cupboard, under floor heating and doors into:

Bedroom One

19'9 × 13'8 (6.02m × 4.17m)

With a window to the front aspect, telephone point, television point and underfloor heating.

En-suite Bathroom

Suite comprising bath with shower over, wash hand basin with vanity storage under, low level WC, shaver point, wall mirrors, extractor fan, underfloor heating and tiling to all splash prone areas.

Bedroom Two

10'11 × 9'11 (3.33m × 3.02m)

With a window to the front aspect, built in wardrobe housing the gas fired boiler supplying domestic hot water and water for central heating circulation, under floor heating and a storage cupboard with ample shelving.

En-suite Shower Room

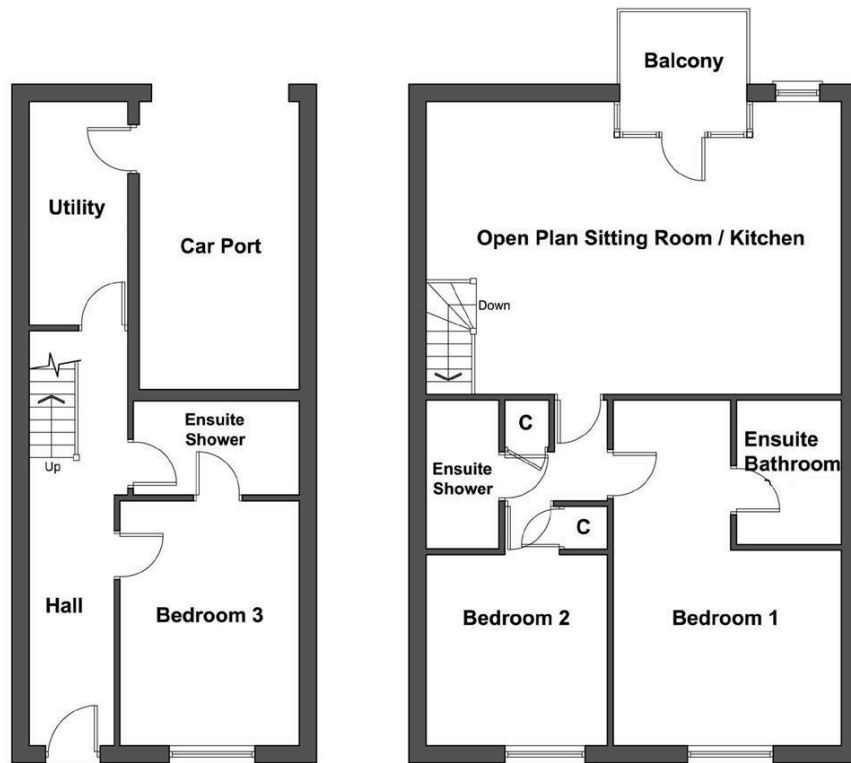
Suite comprising shower cubicle, low level WC, wash hand basin with vanity storage, wall mirrors, extractor fan, spotlights, under floor heating and tiling to all splash prone areas.

Outside

There is an integrated car port with lockable gates.

Agents Note

Council Tax Band - D. Mains water, drainage, gas and electricity. Broadband Speed - FTTC. The property is leasehold, 999 years from 2006, there is no ground rent payable, the service charge is £950 per annum payable to Anglo Court Management Company LTD and this includes the service charge. The boiler was installed in 2021 and last serviced in 2023. Pets are considered but permission needs to be granted by the management company. There are a few restrictions within the lease: no outside washing, no plant holders, no loud music or any obstructions within the communal areas.



Ground Floor Plan

First Floor Plan



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)

