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**6 TANNERY COURT
CREWKERNE
TA18 7AY**

PRICE £125,000

A VERY SPACIOUS SELF CONTAINED TWO BEDROOM FLAT SITUATED ON THE NORTHERN SIDE OF TOWN AND HAVING FINE VIEWS TO SURROUNDING COUNTRYSIDE. THE PROPERTY BENEFITS FROM TWO ALLOCATED PARKING SPACES AND IS WITHIN A QUARTER OF A MILE OF THE TOWN'S SHOPPING AMENITIES.

6 Tannery Court, Crewkerne, Somerset, TA18 7AY

SITUATION

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including supermarkets and recently opened Waitrose superstore, shops, chemists, banks, doctors surgery, hospital, leisure and recreational facilities, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

THE PROPERTY

The property is a self contained secondfloor flat occupying part of the upper floor of this imposing former tannery. The majority of the building is built of natural stone walling and the slate roof was completely overhauled in 2005. From many of the windows there are good views to the surrounding countryside and the accommodation, which has been very well maintained by the present owner, benefits from electric warm air central heating. An internal inspection is strongly recommended.

ENTRANCE HALL with internal stairs to

LANDING

Cupboard containing hot air heater, access to roof space via folding loft ladder with electric light.

SITTING ROOM

17' 4" x 15' 0" (5.28m x 4.57m)

Dual aspect windows, built in storage cupboard, TV aerial point, telephone point, views to open farmland.

KITCHEN

10' 11" x 9' 6" (3.32m x 2.89m)

Refitted with range of base units, laminated worktops with ceramic tiled splashbacks, inset single drainer ceramic sink unit, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher, built in four ring ceramic hob with stainless steel cooker hood over, built in Neff double oven, ceramic tiled flooring, inset ceiling spotlights.

BEDROOM 1

14' 0" x 11' 0" (4.26m x 3.35m)

Window to front, TV aerial point, telephone point, laminate flooring.

BEDROOM 2

10' 4" x 8' 10" (3.15m x 2.69m)

Window to rear.

BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, glazed shower cubicle with Mira Sport electric shower and fully tiled splashbacks, shaver/light fitment, Dimplex wall heater, chrome ladder towel rail, extractor fan.

OUTSIDE

Communal gardens. **TWO ALLOCATED CAR PARKING SPACES.**

TENURE

We are advised that the property is Leasehold for a term of 999 years from 1987. The current service charge including buildings insurance is £60 per calendar month. There is a restrictive covenant against letting. The Management Company is known as Tannery Court Management Limited comprising seven leaseholders each of whom own an equal share of the freehold.

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SERVICES

Main water, electricity and drainage are connected. Communal TV aerial/amplifier.

COUNCIL TAX

Council tax banding 'C'. Annual amount payable for the current year 2015/16 £1378.78. (SSDC).

DIRECTIONS

From our office in the Market Street proceed along North Street (A356 Ilminster) and Tannery Court will then be found within a quarter of a mile on the right hand side.



VIEWING

By prior appointment call **01460 73777**

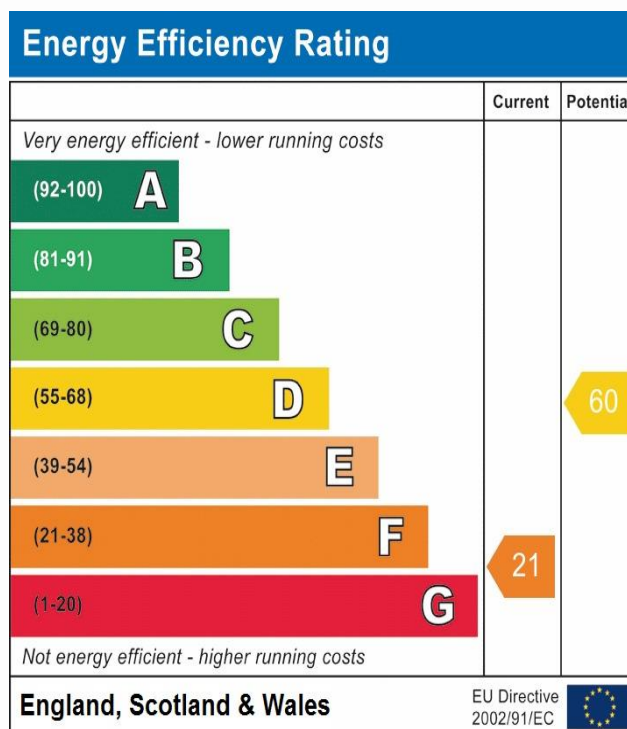
Please note that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items will be included in the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Floor Plan to follow