



Christchurch Court South Street, Crewkerne TA18 8DA

welcome to

Christchurch Court South Street,Crewkerne

A fantastic opportunity to purchase a two-bedroom first floor flat just a walk away to the centre of town. The property offers light and spacious accommodation briefly comprising of a kitchen , lounge/dining , bathroom and two bedrooms.



Entrance Hall

A welcoming entrance hall providing access to all principal rooms and offering useful storage space. The hall creates a practical central hub to the apartment.

Lounge

A generously proportioned and light-filled reception room offering ample space for both sitting and dining furniture. Double glazed doors open directly onto the private balcony, allowing plenty of natural light to flood the room and creating an ideal space for relaxing or entertaining.

Balcony

A private balcony accessed directly from the lounge, providing an attractive outdoor seating area with space for outdoor furniture and enjoying the surrounding outlook.

Kitchen

A well-proportioned kitchen that will benefit from a newly fitted kitchen installation prior to exchange and completion. The space will provide a modern and practical cooking environment with a range of contemporary units and work surfaces, together with space for essential appliances.

Bedroom One

A comfortable double bedroom featuring built-in wardrobes and a window allowing for good natural light. An ideal principal bedroom with ample space for freestanding furniture.

Bedroom Two

A versatile second bedroom which would make an excellent guest room, children's bedroom or home office. Enjoying a pleasant outlook through the window and offering space for bedroom furnishings.

Shower Room

Fitted with a walk-in shower enclosure, low level WC and wash hand basin. A bright and practical shower room with an obscured window providing natural light and ventilation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online fox-and-sons.co.uk/Property/CRK106881



welcome to

Christchurch Court South Street, Crewkerne

- Two Bed First-Floor Flat
- Parking and Garage
- Newly Renovated
- Walking Distances In Town Centre
- Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 900.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1977.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175 000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106881



Property Ref:
CRK106881 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk