



**FOR SALE**

North Street, Crewkerne, TA18 7AY  
£195,000

 **ORCHARDS**  
ESTATES

Welcome to your future home, ideal for a first time buyer or as an investment property.

This ground floor flat combines style and functionality, featuring a masterfully designed floor plan that caters to modern living demands. With three spacious bedrooms, one with an ensuite equipped with a shower, and a further family bathroom with shower over the bath. Unwind by the warmth of the inviting in-built fireplace nested in the cozy living room or engage in culinary adventures in the fully fitted kitchen that houses a ready-to-use hob and built in cooker.

This home extends a smart use of space with distinct living and private areas, maximizing utility and offering a perfect blend of compact and comfortable living.

£195,000



## LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo.

Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty.

The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance.

## Approach

**Entrance Porch** – sitting at the front of the building. From the porch you step into the Living Room.

## Living Space

**Living room** - Here you will find a feature fireplace with electric fire, TV point, electric wall radiators, two rear aspect windows fitted with shutters allowing natural light into this room. There is also some wood panelling underneath the windows giving a modern feel to the room.

From the living room there is a small room, currently used as a

**Bedroom 3** – This room has a front aspect window, and is fitted with a electric wall radiator. This room could also be used as a third bedroom.

Walking back into the Living Room, this room directly lead through a arch to the

**Dining Room** - which is large enough for a dining table (to seat 6), ideal for entertaining or inviting the family around. There is a rear aspect window with shutters, the wood panelling theme is continued in this room, and a electric wall radiator. Opposite the Dining Room is the

**Kitchen** – fitted with modern wall and base units, with wood effect work top, tiled splash backs, and

additional shelving for storage. There is a built-in electric oven, with hob, and cooker hood, a dishwasher, washing machine and room for a fridge freezer, along with a front aspect window. Down the hallway is the

**Family Bathroom** – With a full modern white bathroom suite, with a shower over the bath. Tiled from floor to ceiling, with front aspect window, extractor fan and heated towel rail. The airing cupboard is located here too. Opposite the bathroom is

**Bedroom 2** – A double bedroom with rear aspect window, and electric wall radiator. At the end of the hallway is the

**Master Bedroom** – The large double room has windows to the front and rear, making it a beautiful light room. The bedroom also benefits from an electric wall radiator and

**Ensuite** – Complete with walk-in shower, hand wash basin, toilet and bidet. Tiled from floor to ceiling with extractor fan, heated towel rail and front aspect window.

## Parking and outside space

There are two allocated parking spaces, a communal garden, with an area for the black bins.

## Material information

- Ground Floor Flat
- Leasehold. All 7 owners of the flats own part of the freehold on the building
- Mains Electric, Water and Drainage
- Heating – The heating system was fitted in May 2023. An up-to-date electric heating system, Harmony by Climastar UK (wireless WI-FI thermostatic system)
- Community Garden
- Storage area for the black bins
- Allocated Parking for 2 vehicles
- Maintenance Charge £90 pcm, to include the up keep of the grounds, window cleaning, and building insurance.
- Flood Zone 1 - Land within flood zone 1 has a low probability of flooding from rivers and the sea
- Broadband - Ofcom- Ultrafast available- 1000mbps

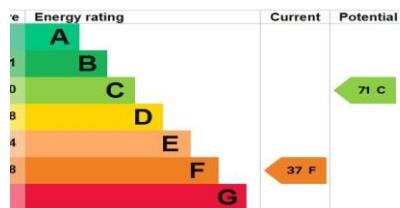




Approximate total area<sup>(1)</sup>

63 m<sup>2</sup>

678.13 ft<sup>2</sup>



This graph shows this property's current and potential energy rating.

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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