



21 Pithers Court



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Crewkerne, Somerset TA18 7BL

Mainline Railway Station 1 mile. Yeovil 9 miles. Dorset Coast 14 miles.

A modern two bedroom second floor apartment with one allocated parking space, located within an easy walk of the town centre. EPC Band C.

- Central Town Location
- Second Floor Apartment
- Two Bedrooms
- Kitchen
- Tenure - Commonhold
- Vacant Possession
- Hallway and Bathroom
- Sitting Room
- One Allocated Parking Space
- Council Tax Band A

Guide Price £119,500

SITUATION

This second floor apartment is situated in the heart of this small country market town and within easy walking distance of its facilities, which include a variety of healthcare, leisure and shopping facilities including the Waitrose Superstore. There is also a sports centre with indoor swimming pool and a general hospital. Yeovil is within 9 miles and on a regular bus route where an excellent range of shopping, recreational and scholastic facilities can be found, including high street and out of town retail, district hospital, leisure park and multiplex cinema. Transport links from Crewkerne are excellent with a mainline train station located approximately 1 mile from the property, which is on a regular Exeter – London Waterloo line. The A303 can be joined approximately 5 miles north of the town and access to the M5 at junction 25 at Taunton.



DESCRIPTION

This purpose built second floor apartment is faced in local stone with rendered and colour-washed exterior elevations and is set beneath a slate style roof. The property is very much low maintenance and benefits from electric storage heaters and double glazed sash style windows. The property also benefits from an entry phone system and one designated parking space to rear.

ACCOMMODATION

Entrance door opens into a communal hallway with stairs rising to the second floor. From here a door leads into the entrance hallway with night storage heater and airing cupboard housing the pressurised hot water cylinder and slatted shelving. The sitting room has a window to the rear aspect along with a night storage heater. The adjoining kitchen has a window to the front and comprises a single drainer stainless steel sink with mixer tap over together with adjoining worktops and a range of floor and wall mounted cupboards and drawers. Electrolux electric hob, along with oven and grill and space and plumbing for a washing machine. Bedroom one has a window to the rear aspect along with a night storage heater. Bedroom two has a window to the front aspect, together with a night storage heater. The bathroom comprises a bath with shower attachment over, low level WC and wash hand basin.

OUTSIDE

The property benefits from one allocated parking space.

SERVICES

Mains water electricity and drainage are connected.

VIEWINGS

Strictly by appointment through the vendor selling agent. Stags, Yeovil office telephone 01935 475000

DIRECTIONS

From Yeovil take the A30 towards Crewkerne. On entering the town centre turn right at the mini roundabout and continue up the hill round to the left the bearing right onto North Street. Pithers Court will be seen immediately on the right hand side.

TENURE

We understand that the property is Commonhold. With a current service charge of £120 per month

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



Approximate Gross Internal Area = 45.7 sq m / 492 sq ft

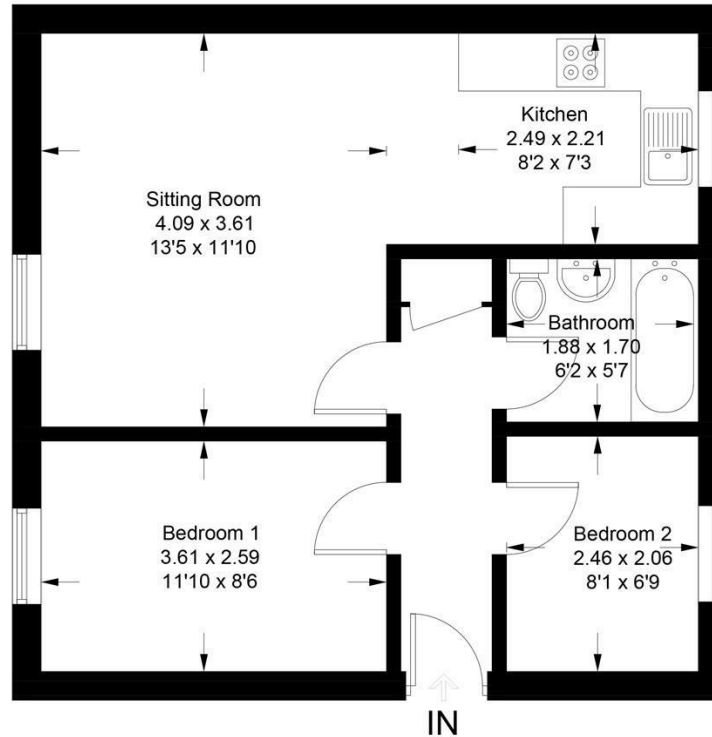


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 896810)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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