



**Crown Court, Market Square, South Petherton,
TA13**

Guide Price: £265,000

Share of Freehold

Crown Court, Market Square, South Petherton, TA13

Offered with the benefit of no onward chain and ready for immediate occupancy, we are delighted to bring to market this very spacious and graciously appointed ground floor apartment in the centre of the Village with the benefit of a private parking space and new Gas boiler in 2022.

As you enter No. 3 Crown Court via the original hotel carriage entrance, you are stepping through into what was the entrance of the Crown Hotel via the part glazed timber door surrounded by stained glass panelling and onto the beautiful, original Victorian tiled floor. The apartment is one of 4 dwellings converted from the hotel and enjoys views from the kitchen and sitting room windows across the village square with the bedroom windows benefitting from the quieter inner courtyard. The sunny private parking and patio area contains a cosy summerhouse. In brief the accommodation offers a Porch, Entrance Hallway, Kitchen/Breakfast Room, Sitting/Dining Room, two double Bedrooms, one with ensuite Shower Room and a Bathroom. There is ample storage throughout. The property benefits from double glazed windows with fitted sliding insect screens and Gas fired central heating along with wonderful original features and high ceilings.

Accommodation:

Part glazed timber door to Porch 7'10 x 3'6 with stained glass panels to three sides of the door, shelving, original tiled floor, double doors through to

Entrance Hallway with original tiled floor, two steps up to the hallway leading to the bedrooms and bathroom and doors to sitting room and kitchen.

Sitting/Dining Room 18'8 x 14'8 a very bright and spacious room with two windows to the front aspect, marble fire surround and hearth with inset electric fire. Alcoves, one with shelving.

Kitchen/Breakfast Room 13' x 10' with a range of fitted cupboards, base, wall and drawer units with work surface over. Double inset sink and drainer, 2-ring electric hob with extractor over, electric eye-level double oven, the fridge/freezer, washing machine and tumble dryer are all included.

Two steps lead from the Entrance Hallway to the Hallway.

Bathroom with corner bath and shower over and screen, WC, washbasin with vanity unit under, heated towel rail, two wall cupboards, Airing Cupboard with radiator and shelving. Tiled walls.

Bedroom One 13'9 x 10'4 with three double fitted wardrobes, window to side aspect, door to:

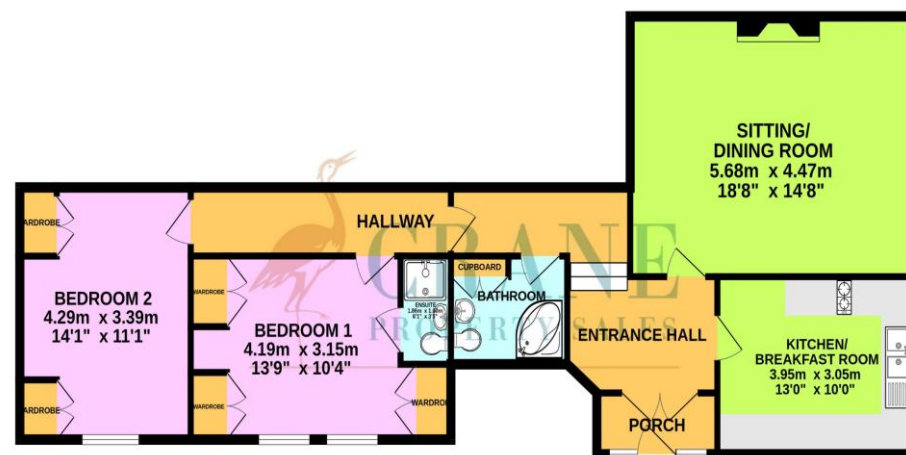
Ensuite Shower Room with shower cubicle and sliding glass door, washbasin with vanity unit under, WC, light and shaver point, wall cabinet, wall mounted radiator with heated rail, extractor.

Bedroom Two 14'1 x 11'1 with window to side aspect, two double wardrobes.

Outside, via the arched entrance, there is a private parking space with small patio area and summer house.

Agents Note: The property has a share of the freehold with a 999 year lease (from November 1987). Maintenance Charge of £60pcm.

GROUND FLOOR
91.2 sq.m. (981 sq.ft.) approx.



TOTAL FLOOR AREA: 91.2 sq.m. (981 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is to their operability or efficiency can be given.
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Crane Property Sales- South Petherton

34 St James Street
 South Petherton
 Somerset
 TA13 5BW

T: 01460 247800

E: info@cranepropertysales.co.uk

www.cranepropertysales.co.uk

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 Registered Office: 34 St James Street, South Petherton, Somerset TA13 5BW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.