



North Street, Crewkerne TA18 7AX

welcome to

North Street, Crewkerne

This mid terraced cottage is set in an elevated position and is conveniently situated for the town centre. The accommodation comprises sitting room, kitchen, two bedrooms and a bathroom. There is also a separate garden to the rear. Ideal first time buy or investment!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Lounge / Diner

12' 3" max x 11' 11" (3.73m max x 3.63m)

Double glazed door to front. Front aspect double glazed window. Fireplace. Telephone and TV points. Two radiators.

Kitchen

11' 8" max x 7' 3" (3.56m max x 2.21m)

Rear aspect double glazed window. Fitted kitchen comprising a range of base and wall units. Work surfaces incorporating a single bowl stainless steel sink and drainer. Integrated electric oven and hob with cooker hood over. Space and plumbing for washing machine. Integrated under counter fridge/freezer. Stairs rising to first floor. Door to garden.

First Floor Landing

Stairs from kitchen. Access to loft. Radiator.

Bedroom One

11' 8" max x 8' 11" (3.56m max x 2.72m)

Front aspect double glazed window. Radiator.

Bedroom Two

8' 7" x 6' 5" (2.62m x 1.96m)

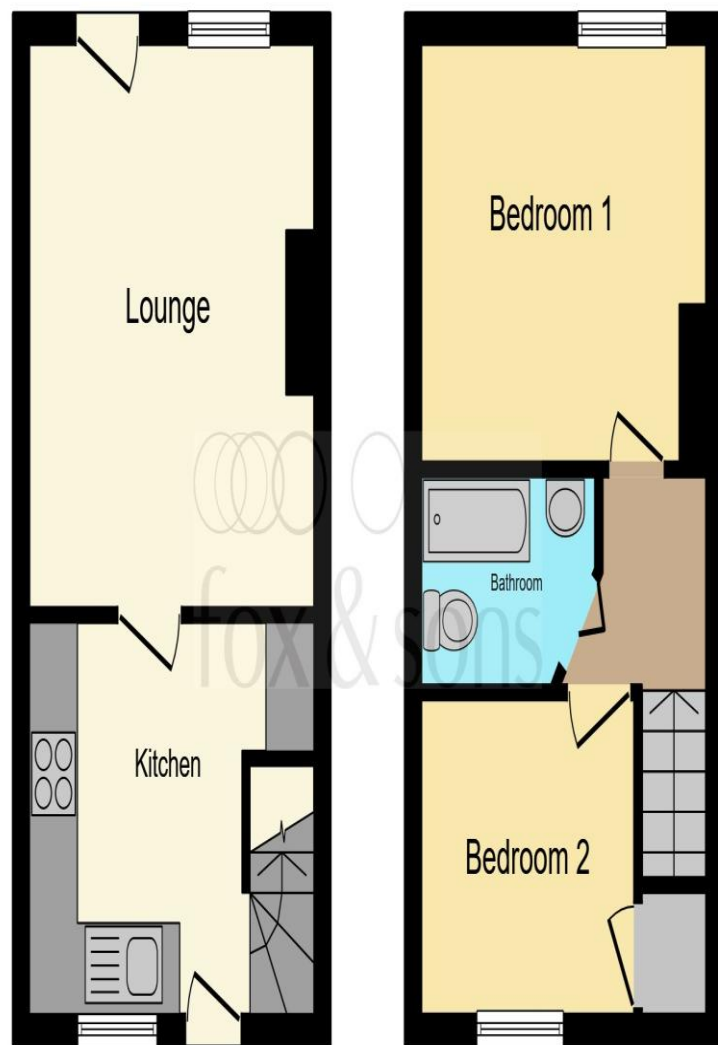
Rear aspect double glazed window. Boiler cupboard. Radiator.

Bathroom

Fitted with a suite comprising a panelled bath with shower over, wash hand basin and WC. Extractor fan. Part tiled. Towel heater.

Outside

At the front of the property there is a small garden area with a path leading to the front door. To the rear there is a small courtyard with a shared pathway leading to an enclosed lawned garden.



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
North Street,
Crewkerne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- New Boiler Installed March 2026
- New Roof February 2025

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price
£130,000



view this property online fox-and-sons.co.uk/Property/CRK106802



Property Ref:
CRK106802 - 0004

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