



To Let

Crewkerne, TA18 8JW

Monthly Rental Of £625



ORCHARDS
ESTATES

Modern coach house in sought after location with the added benefit of a large garage and an enclosed rear garden. The accommodation comprises spacious living room, modern fitted kitchen, two good sized bedrooms and family bathroom.

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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, along with Yeovil being a similar drive.

Landing

Access to loft and doors to:

Entrance Hall

Double glazed door to front, door to side to garage, stairs to first floor and radiator.

Living Room - 17' 10" x 17' 9" (5.44m x 5.41m)

Front and rear aspect double glazed windows, two skylights, laid to carpet and radiator.

Kitchen - 12' 0" x 6' 10" (3.66m x 2.09m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink unit, gas hob with extractor over, electric oven, plumbing for washing machine, space for fridge/freezer, tiled splash backs and radiator.

Bedroom One - 10' 8" x 9' 6" (3.24m x 2.89m)

Front aspect double glazed window, laid to carpet, TV point and radiator.

Bedroom Two - 10' 8" x 8' 0" (3.24m x 2.45m)

Two double glazed skylights, built in cupboards, laid to carpet and radiator.

Bathroom

Front aspect double glazed window, bath with mixer taps and shower over, wash hand basin, WC, shaver point and radiator.

Garage - 17' 11" x 13' 7" (5.46m x 4.15m)

Up and over roller door and personal door to rear.

Rear Garden

Laid mainly to lawn with rear access to garage and fully enclosed.

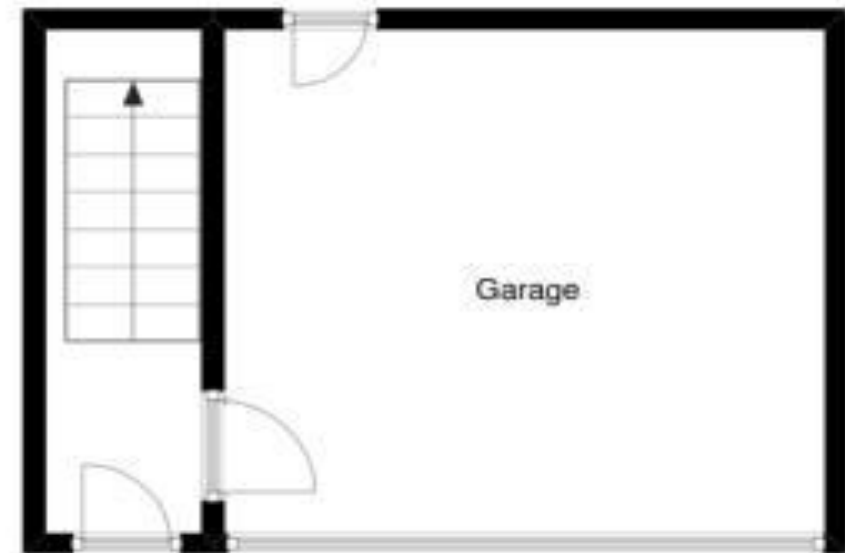
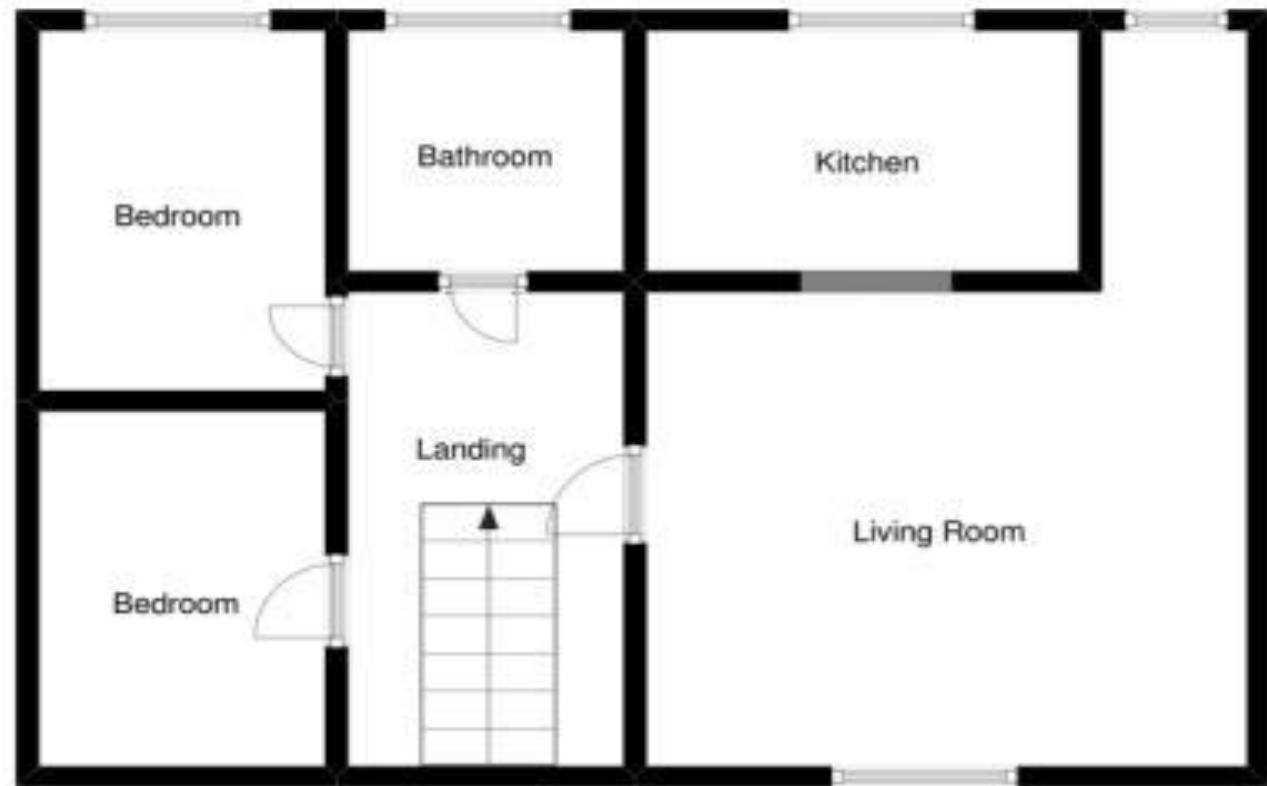
Directions

From South Street turn onto Kit Hill and proceed to the top, this leads into Kingswood Road. Continue up the road and follow around to the right where the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



AGENTS NOTE

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