



To Let

Crewkerne, TA18 7LE

Monthly Rental Of £650



ORCHARDS
ESTATES

Tucked away within a private gated courtyard, in the heart Crewkerne, is this charming character cottage, with the added benefit of a communal garden. The well presented accommodation comprises open plan kitchen/living room on the ground floor. Upstairs is a master bedroom with a mezzanine area and a good size bathroom.

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LOCATION

The country town of Crewkerne is set in surrounding countryside and offers an extensive range of shopping facilities including a Waitrose, churches of several denominations, schools, banks, inns, restaurants, doctor and veterinary surgeries, bus services to neighbouring towns and villages and mainline railway station to Waterloo. Yeovil is nine miles, South Petherton five, A303 four, South coast at Lyme Regis twenty three miles and the county town of Taunton (M5 motorway and mainline station to Paddington) eighteen miles.

Communal Entrance Courtyard

Coded entry door leading into a communal courtyard.

Living Room - 15' 8" x 11' 3 max (4.77m x 3.43m)

Front aspect window, pine style laminate flooring, storage heater, stairs to first floor with under stairs cupboard, open plan to kitchen.

Kitchen Area - 9' 5" x 6' 10 (2.87m x 2.08m)

Tiled flooring, fitted kitchen comprising a range of wall and base units with worktops over, plumbing for washing machine, single drainer sink unit, space for cooker and space for fridge freezer.

Stairs

Half turn staircase with half landing, velux style skylight.

Bedroom - 15' 7" x 7' 6 (4.75m x 2.28m)

Dual front aspect windows, vaulted ceiling with feature exposed beams and storage heater. Ladder leading up to a mezzanine area with access to loft.

En-Suite Bathroom

Feature exposed beams, velux style skylight, suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC and airing cupboard.

Outside

There is a communal lawned garden and drying area, with a lovely view of the church tower.

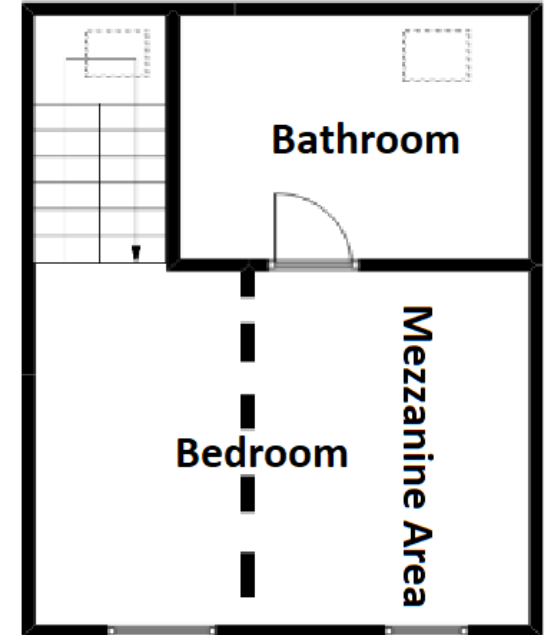
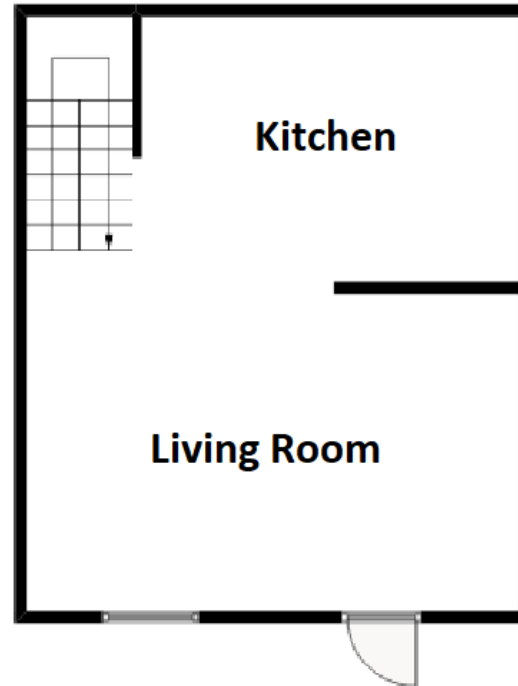


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



Directions

The property is situated off of the main market Square in Crewkerne.



01460 477977 or 01935 277977



www.orchardsestates.com

Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR



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