



**Kingswood Road, Crewkerne TA18 8JW**



**welcome to**

**Kingswood Road, Crewkerne**

A well presented two bedroom coach house situated on this popular development. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. There is an integral garage and enclosed garden.



## Ground Floor

### Entrance Hall

Double glazed door to front. Telephone point. Stairs to living areas. Door to garage.

### Lounge / Diner

17' 9" x 17' 10" max ( 5.41m x 5.44m max )

Dual aspect room with double glazed windows to front and rear. Two double glazed skylight windows. Fitted carpet. TV point. Two radiators.

### Kitchen

12' x 6' 10" ( 3.66m x 2.08m )

Front aspect double glazed window. Fitted with a range of base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and gas hob with cooker hood over. Radiator.

### First Floor

#### Landing

Rear aspect double glazed window. Cupboard. Access to loft. Radiator.

#### Bedroom 1

10' 7" x 9' 6" ( 3.23m x 2.90m )

Front aspect double glazed window. Fitted carpet. TV point. Radiator.

#### Bedroom 2

10' 7" x 8' ( 3.23m x 2.44m )

Two double glazed skylight windows. Built-in wardrobe. Fitted carpet. TV point. Radiator.

### Bathroom

Front aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and electric shower over, wash hand basin and WC. Part tiled. Shaver point. Extractor fan. Radiator.

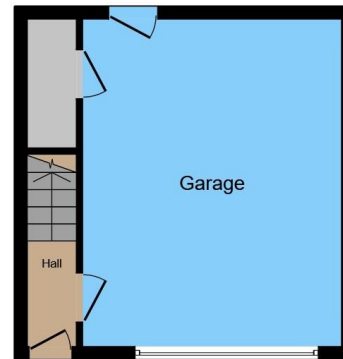
### Outside

There is an enclosed rear garden which is laid to lawn.

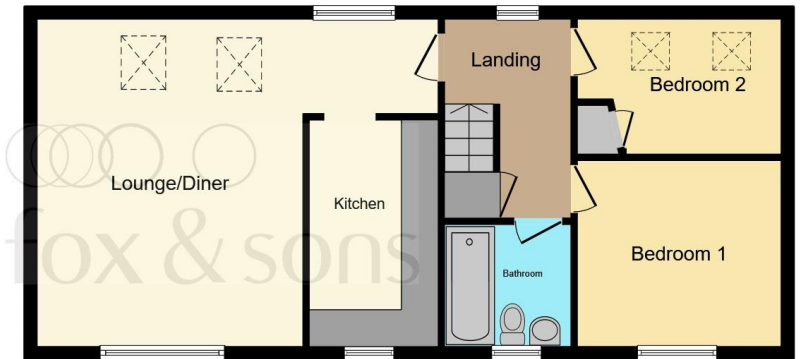
### Garage

17' 11" x 13' 7" ( 5.46m x 4.14m )

With roll-up door, under stair cupboard, and power and light connected. Double glazed door to garden.



Ground Floor



First Floor

Total floor area 91.8 m<sup>2</sup> (988 sq.ft.) approx

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](http://www.focalagent.com)



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welcome to

## Kingswood Road, Crewkerne

- Two Bedroom Coach House
- Well Presented
- Gas Central Heating and Double Glazing
- Enclosed Garden, Garage and Parking
- Council Tax Band: B

Tenure: Freehold EPC Rating: C

# £190,000



### directions to this property:

From Fox & Sons Crewkerne office proceed along Market Street and follow the B3156 signposted for Lyme Regis. Just after the mini roundabout turn left into Lang Road, follow this to the T-junction and turn right into Kingswood Road. Proceed into the development and the property will be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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