



 **2**
Bedrooms

 **1**
Bathroom



A beautiful, detached cottage hidden away in the centre of Crewkerne. The property offers a quiet location and flexible accommodation. The cottage which is immaculate throughout offers character features including an abundance of exposed stonework, beams and fireplaces whilst providing the modern comforts of gas central heating and double glazing. There is parking for circa three vehicles, a good sized roof terrace leading from the main bedroom, and the property is available with no onward chain.

The accommodation briefly comprises entrance hall, utility room, bathroom, open plan kitchen-living room, a second reception/ large bedroom suite with mezzanine on the ground floor. The second bedroom and roof terrace are found on the first floor.

Outside there is parking at the front for c. three vehicles.

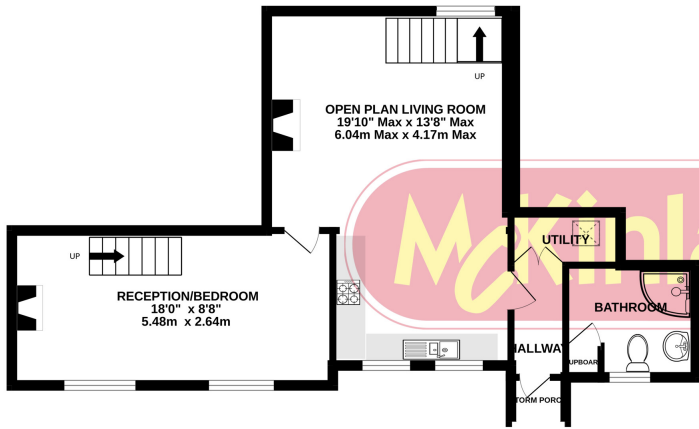
Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctor's surgery, leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles

Agent Notes

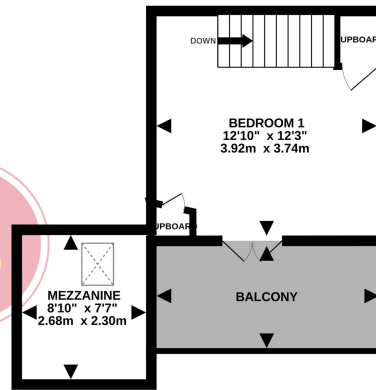
The property has been let as a successful AirBnB for 4 years. The last full year's figures (2023) show a gross annual income of £18,860 at a 67% occupation rate.

In the last few years the property has benefitted from a new bathroom, new boiler, new carpets, new double glazed windows and doors. In the last year it has had a new roof.

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 sq.m.) 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 as to their operability or efficiency can be given.
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