

The Pyjama Factory Abbey Street,Crewkerne TA18 7HY

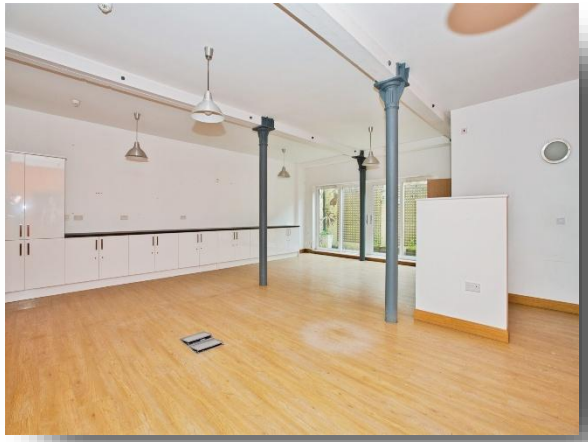
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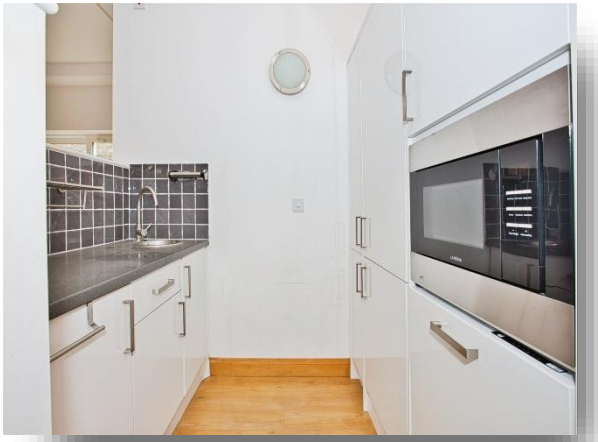
The Pyjama Factory Abbey Street,Crewkerne

A fantastic opportunity to convert this ground floor town centre apartment of approximately 1500 square feet. There is planning to change the use from an office to a residential property and make into a three bedroom luxury apartment. NO CHAIN!

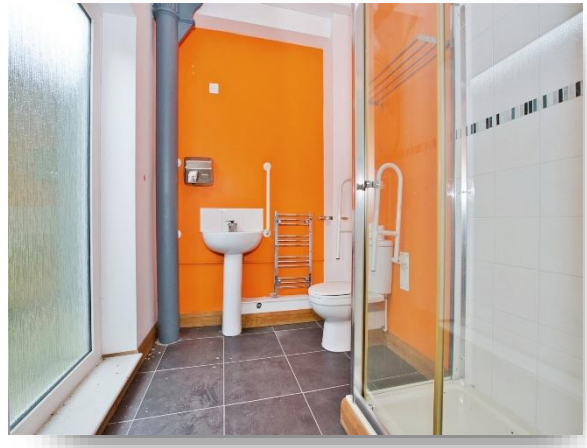












Communal Entrance
Glazed windows and door to front. Features stone walls and floors.

Entrance Hall
Current Layout: A private entrance hall provides access into the former office accommodation, creating a clear separation from the communal areas.

Proposed Conversion: The entrance hall would become a welcoming reception space, setting the tone for the apartment and providing access into the impressive open-plan living accommodation.

Lounge/ Diner/ Kitchen
37' 10" x 25' 11" max (11.53m x 7.90m max)
Current Layout: Currently the main office workspace, this substantial room extends to over 37ft in length and benefits from multiple windows and doors, allowing excellent levels of natural light throughout. The scale of the room immediately demonstrates the property's potential.

Proposed Conversion: The approved plans transform this exceptional space into the heart of the home, featuring a contemporary kitchen, dedicated dining area and generous lounge space. With almost 800 sq ft of open-plan accommodation, buyers could create a spectacular entertaining space ideal for modern lifestyles, family gatherings and social occasions. The combination of generous proportions and natural light offers the opportunity to create something truly unique.

Utility Room
Proposed: A handy Utility room is proposed to give a convenient additional area for day-to-day chores, and storage. Leading to

En Suite
Current Layout: Existing washroom facilities already serve this area of the accommodation.

Proposed Conversion: The approved plans incorporate a private en suite shower room, creating a practical and desirable addition to the principal bedroom and enhancing the apartment's luxury appeal.

Bedroom 1
17' 7" x 15' 6" max (5.36m x 4.72m max)
Current Layout: One of two large private office rooms positioned to the front of the building, benefiting from excellent proportions and natural light.

Proposed Conversion: The space will become a spacious principal bedroom suite, offering ample room for a king-size bed and additional furniture. Its generous dimensions create the potential for a luxurious retreat within the apartment.

Bedroom 2
19' 11" max x 15' 5" max (6.07m max x 4.70m max)
Current Layout: A second large private office room, which also benefits from excellent proportions and natural light.

Proposed Conversion: The space will become a spacious second bedroom suite, offering ample room for a king-size bed and additional furniture. Its generous dimensions create the potential for a deluxe space with the room's proportions being significantly larger than those typically found in many modern apartments.

Shower Room
Current Layout: Existing washroom facilities already serve this area of the accommodation.

Proposed Conversion: The approved plans incorporate a private en suite shower room, creating a practical and desirable addition to the second bedroom and enhancing the apartment's luxury appeal.

Bedroom Three
Current Layout: At present this area forms part of the wider office accommodation.

Proposed Conversion: The approved plans create a third bedroom which could equally serve as a study, hobby room or guest suite, providing flexibility for a variety of buyer requirements

Family Bathroom Room
Current Layout: Existing facilities are already in place within the building.

Proposed Conversion: The plans provide for a stylish family bathroom room, conveniently located to serve all bedrooms, as well as visiting guests.

Outside
Irregular Shaped Room x (x)
Current Layout: The property benefits from gated access, allocated parking and communal gardens.

Proposed Conversion: Future occupants will enjoy the increasingly rare benefit of allocated parking in a central location, together with attractive communal gardens overlooking St Bartholomew's Church, providing a pleasant outdoor setting within easy reach of the town's amenities. This property also benefits from an exclusive private patio area adding the benefit of individual outside space to enjoy on those warm sunny evenings. The communal bin store is situated to the front of the building.

Agents Note
The flat has not yet been registered at land registry and details of the lease are yet to be finalised. the vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the

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Awaiting Photograph

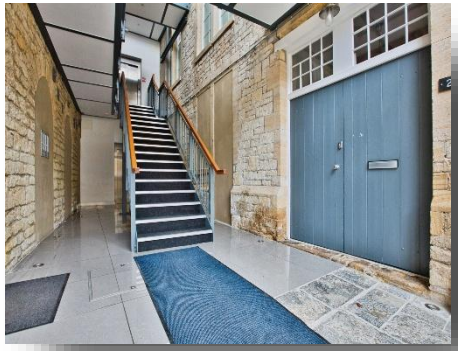
- Ground Floor Apartment
- Town Centre Location
- Planning No: 24/01166/COU
- Allocated Parking
- Grade II Listed

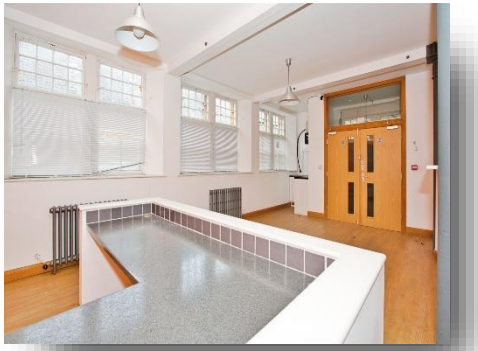
Tenure: Leasehold EPC Rating: E
Council Tax Band: Deleted Service Charge: 2778.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106218

The Property Ombudsman

Property Ref:
CRK106218 - 0008

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