



2 The Old Coach House

Crewkerne, TA18 7HY

£1,395 PCM

MAYFAIR
TOWN & COUNTRY



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



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01460 74200

crewkerne@mayfairproperties.net

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:

Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

PROPERTY DESCRIPTION

Grade II listed semi detached coach house situated within the delightful grounds of The Abbey.

Approached through a double gated entrance, leading to parking area. Accommodation comprises:

Spacious kitchen with ample storage cupboards, living room with french doors leading out onto the patio at the rear. Stunning views across the surrounding countryside. Master en-suite, further double bedroom (both with ample storage), family bathroom. Landing/study area. The property offers a high degree of seclusion, yet positioned within walking to the market town of Crewkerne, which enjoys several local independant shops, Waitrose, leisure centre, countryside walks and schools. Please check with Ofcom for broadband and mobile speeds as this will depend on your provider and package. (water and sewerage costs included within rental price).

- Stunning countryside views
- Close to town
- Spacious Accomodation
- High degree of seclusion
- Parking
- Grade II listed

Deposit: £1,609

Furnishing: Furnished/unfurnished

Local Authority

South Somerset Council Council Tax Band: C

Tenure:

EPC Rating:

