

**Axminster Branch**

5 South Street  
Axminster  
Devon  
EX13 5AD  
**01297 33449**  
sales@vicaryandco.com

**vicaryandco.com**

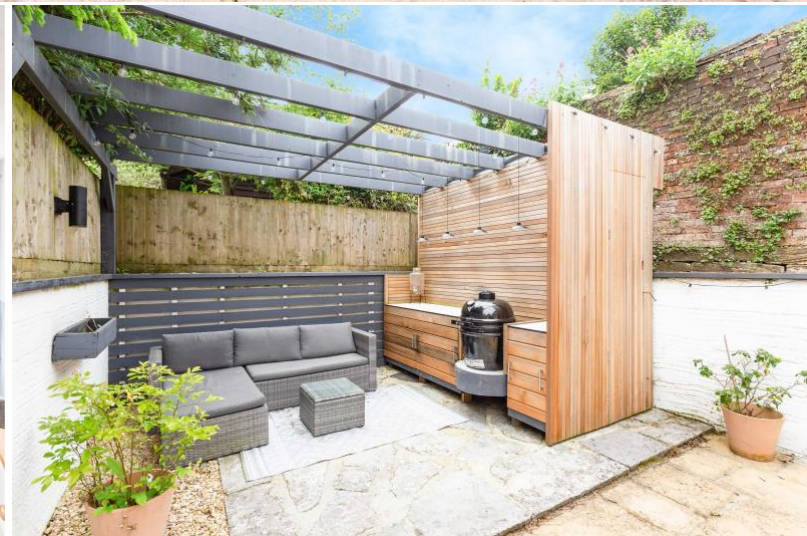
**Bridport Branch**

12A South Street  
Bridport  
Dorset  
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# Vicary & Co

Chartered Surveyors & Property Agents

**Estate Agents & Valuers**  
Residential - Commercial - Rural



**Lower Coach House, 18 South Street, Crewkerne, Somerset, TA18 8DA**  
**Guide Price £147,000**



**Lower Coach House, 18 South Street, Crewkerne, Somerset, TA18 8DA**  
**Guide Price £147,000**

**A conveniently located one bedroom ground floor converted former coach house with a private garden and off-road parking, situated close to the centre of Crewkerne and all its amenities.**

**The property would make an excellent first-time purchase or investment property.**



## Property Details

- Period ground floor converted former coach house
- Open plan Living/ Dining room
- Updated under the current ownership
- Parking for two cars
- Outdoor kitchen area
- Enclosed garden
- Convenient Location

### THE PROPERTY

The property is located off South Street in Crewkerne, just a short walk from Waitrose supermarket and the town centre.

The accommodation comprises of an open-plan Living Room/ Dining Room with patio doors to the garden, Kitchen with modern fitted units, Hallway with storage cupboard, Double Bedroom and Bathroom.

### OUTSIDE

To the side of the property is a fabulous enclosed Garden with an outdoor kitchen/ seating area. To the front of the property there is a parking area for two cars.

### SITUATION

The property is located in the historic market town of Crewkerne with its most attractive stone buildings set in the beautiful South Somerset countryside near the Dorset border and about half an hour's drive from Dorset's Jurassic coastline.

The town centre has an array of local facilities including a leisure centre, churches, a post office, library, two supermarkets and a selection of independent shops and restaurants. Crewkerne railway station with services to London Waterloo and Exeter is approximately one mile from the town centre

### SERVICES

Mains electricity, water & drainage.

### COUNCIL TAX

Council Tax Band: A (South Somerset District Council)

### PROPERTY TENURE

Leasehold

To be confirmed by Vendor's Legal Advisor.

### VIEWINGS

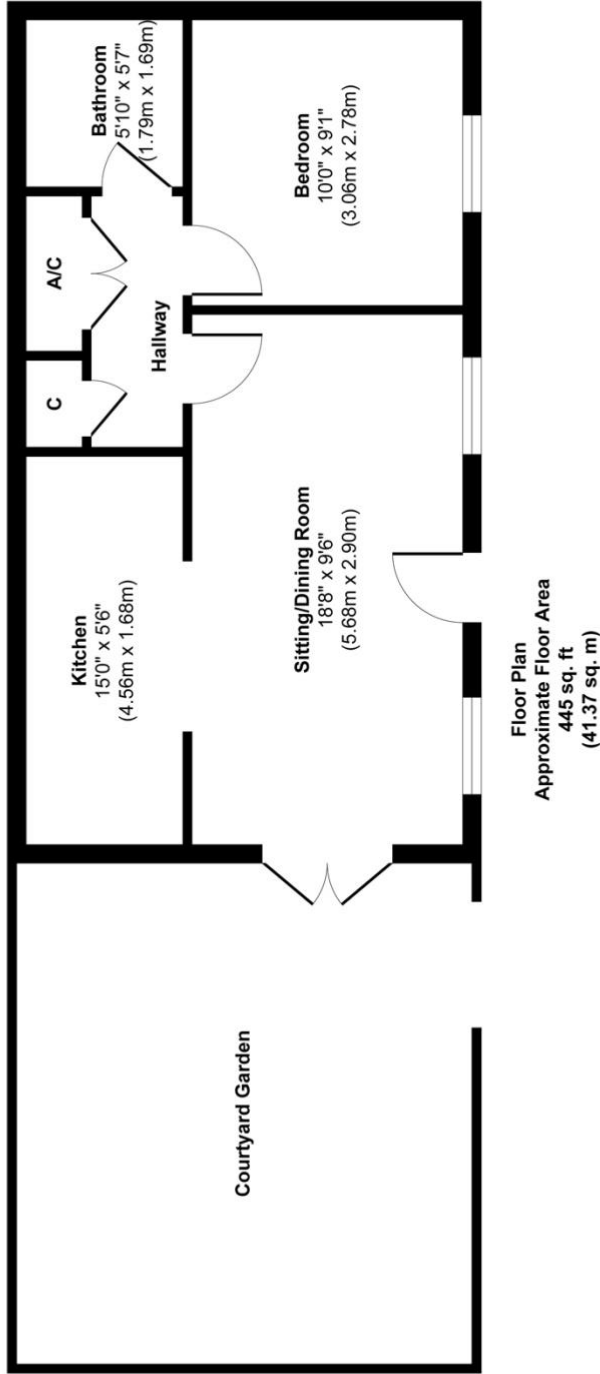
Strictly by appointment only with the vendors selling agent Vicary & Co 01297 33449 or 01308 459550.

**AGENT NOTE:** The property is being offered for sale upon the instruction of a former employee of Vicary & Co. This constitutes a declarable interest in the meaning of the Estate Agents Act 1979.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



18 South Street, Crewkerne, Somerset, TA18 8DA



**Approx. Gross Internal Floor Area 445 sq. ft / 41.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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