

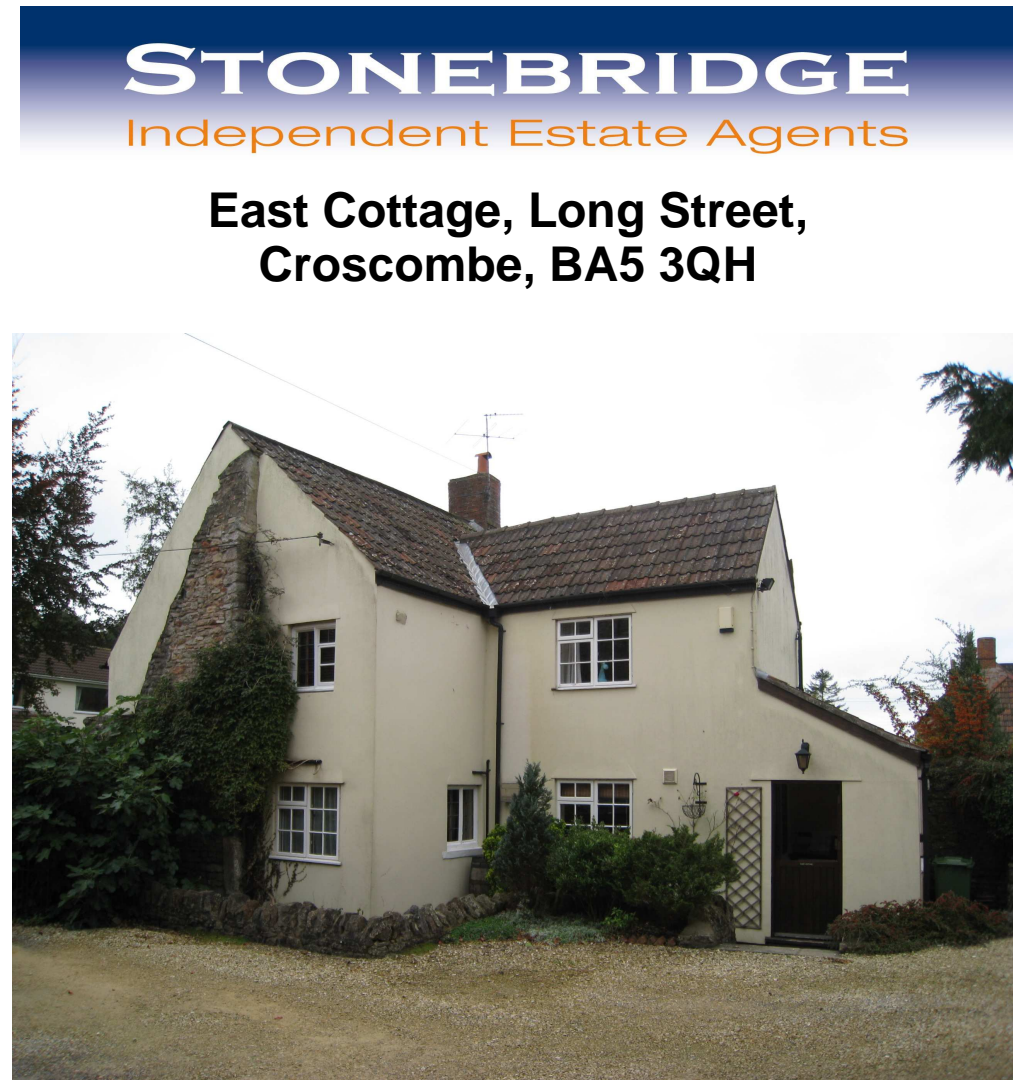
Waiting for survey results

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

England & Wales EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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(1-20) G	

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Two bedroom, period, furnished cottage with garden and off road parking.

**Monthly Rental Of: £800 per month**



[www.stonebridgesouthwest.co.uk](http://www.stonebridgesouthwest.co.uk)

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## Details

- \* Furnished Period Cottage
- \* Inglebrook fireplace
- \* Parking two cars
- \* Two bedrooms
- \* Private garden
- \* Village location

A two bedroom, period, furnished cottage located in the village of Croscombe. Accommodation comprises: beamed living/dining-room with open fire in inglenook, kitchen with tiled floor, utility room. Spiral staircase to first floor: Double bedroom, twin bedded room, bathroom/W.C with shower cubicle. There is an enclosed garden laid to lawn with borders of trees and shrubs. There is off road parking for two cars. Ideal for business couple.

### Croscombe

Croscombe This charming village is located approximately 2 miles from Shepton Mallet and 3 miles from Wells. Local facilities include two public houses and a village shop. The Grade I listed Church of St Mary, with its Jacobean pulpit and unusual spire is of particular interest. Croscombe Church of England Primary School (01749 343114) caters for children from the ages of four to eleven and the village is conveniently located for its proximity to Wells Cathedral School etc. Doctor and Dentist (including National Health) surgeries are located in nearby Shepton Mallet or Wells. Regular bus services run through Croscombe to Shepton Mallet and Wells where connections can be found to Bath, Bristol, Yeovil etc.



Directions: From our office in Shepton Mallet proceed south along high street. At roundabout take the 4th exit onto the A371 passed Tesco's on the left and the petrol station on the right. At next roundabout take the 2nd exit onto the A371 At next roundabout turn left onto the A371 (signposted Wells) Proceed into Croscombe passed the school on the right, and the garage on the left. East Cottage will be found on the right set back in a gravelled cul-de-sac Approximate Distance 2.5 Miles

These particulars are set out as a general outline only and do not constitute part of an offer or a contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.