



LANGMEAD PLACE

FOR SALE

1 Langmead Place, Crewkerne, TA18 8DZ

£215,000



ORCHARDS
ESTATES

Spacious 2 bedroom home situated on a corner plot with extra large garden and lots of parking.

Offered to the market for the first time in many years, the property is offered chain free and would be a great purchase today as well as a fabulous project in the future for the right buyer.

The property has been redecorated and is ready to move in.

Well worth a visit if you are looking for a home that will suit your needs today and can grow with you in 5, 10 even 20 years from now.



£215,000



LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance.

Approach

Set on a corner plot, this is a great space as you have green areas around 3/4 of your home and a nice outlook on the large green of Langmead Place. There is a low-level fence surrounding the property with pedestrian gated access to the front. To the side and rear is a set of double gates which provide access to the parking area. From the parking area you can access a door almost immediately into the rear of the property to the utility or kitchen (ideal for kids, pets or shopping).

Living Space

Using the rear entrance as the entry point, you come into a covered terrace area which incorporates the rear space with electrics. A second door links to the terraced garden area. Stepping up you enter the main house into the kitchen. Front hallway has space under the stairs for storage, recently replaced front door and side window. Stepping off the hallway you enter the living room with rear space for a dining table or kids play area (depending on your needs) and these in turn have a set of patio doors again linking to the terrace garden. There is a fireplace with an inset electric fire.

Upstairs

Another spacious aspect of the property the landing

comes with a side window and loft access with ladder (no boarding and possible to drop cable for plug in light, so not really used). The main bedroom is to the front and is quite large with a wide over-stair's storage cupboard built-in. The rear bedroom is another large double and comes again with some built in storage (including the Immersion tank). The bathroom comes with a shower cubicle, wash hand basin and WC.

Gardens

With 3 distinct areas there is a garden for any time of the day. The front garden has a central circular patio area, gate with path to front door and mature shrubbery with a nice outlook over the central green area of this little enclave. The side garden which houses the driveway is primarily laid to lawn with some shrubbery and path along the side of the house. The rear garden is enclosed, the previous owner had a small dog and this was made into a secure area for the little pooch. This can be accessed from the driveway through a large gate and opens to a gravelled and paved area which links back into the living room and rear utility. It is worth noting that in the rear garden the area directly behind the gate used to house a garage, the concrete floor remains and has been covered with astroturf.

Heating

The heating system used by the previous owner was electric with plug in radiators and the fireplace. There is mains gas connected to the property, the connection point is clearly visible in the entrance hall which was used years ago for the cooker and the disconnected as they preferred electric. Therefore, you have a choice when updating this property as to what sort of heating system you would prefer.

Potential

This property offers the potential to extend (subject to planning). There are many examples locally of end of terrace houses which have been doubled in size or a separate property built on the end to create a 2nd 2-bedroom home.



Material Information

- Freehold Property
- Council Tax Band: B
- EPC: Due 14th August 2024
- Mains Gas (connected to property; Drainage, Water and Electricity)
- Water Meter is under kitchen sink along with stopcock.
- Main Water Stopcock is located on pavement and controls all property in the row
- There is an easement for utility access if required
- OFCOM: SuperFast Broadband (68Mbps)
- Flood Zone 1: Low Risk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Approximate total area ⁽¹⁾	
42.63 m ²	
458.87 ft ²	
Reduced headroom	
0.9 m ²	
9.69 ft ²	

Directions

From the B3165 coming from the town centre, take the left-hand turn into Lang Road and follow this as it bends past the Jubilee Bowls Club. Follow for about 200 metres and look for the left turn into Langmead Road. Follow this down the hill and you will see the large green of Langmead Place on your right. Carry on just past and the property will be on your left, well signposted with an eye-catching OrchardsEstates FOR SALE board. Parking is off Langmead Road, the gate will be open and we will meet you there.

<https://w3w.co/vibrating.forkful.shell>

<https://maps.app.goo.gl/9ukcixR8gmYRoECA9>



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01460 477977 or 01935 277977

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Orchards Estates, 17 North Street Workshops, Stoke Sub Hamdon, TA14 6QR

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