



**Laburnum Crescent, Crewkerne TA18 7BS**



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## **Laburnum Crescent, Crewkerne**

A well presented two bedroom detached bungalow set in a sought-after residential area. The property offers good size accommodation of two bedrooms, shower room, lounge, dining room and kitchen. Outside there are gardens to front and rear with a workshop, a single garage and driveway parking.



### Entrance Hall

Double glazed door and window to side. Cupboard. Carpets.

### Lounge

16' x 10' 10" ( 4.88m x 3.30m )

Double glazed bay window to front. Gas fire. Radiator. TV and telephone point. Carpets.

### Dining Room

7' 11" x 7' ( 2.41m x 2.13m )

Double glazed window to rear. Radiator. Carpets.

### Kitchen

8' 6" x 7' 10" ( 2.59m x 2.39m )

Rear aspect double glazed window. Side aspect double glazed door. Fitted with a range of base and wall units. Quartz work surfaces incorporating a sink and drainer. Tiled splashbacks. Built-in oven and hob with cooker hood over. Space and plumbing for washing machine. Integrated fridge/ freezer.

### Inner Hall

Cupboard. Loft Access. Carpets.

### Bedroom 1

11' 10" maximum into wardrobe x 9' 11" ( 3.61m maximum into wardrobe x 3.02m )

Front aspect double glazed window. Fitted wardrobes and dressing table. Radiator. Carpets.

### Bedroom 2

10' max x 7' 4" ( 3.05m max x 2.24m )

Rear aspect double glazed window. Fitted wardrobe. Radiator. Carpets.

### Shower Room

Side aspect double glazed window. Walk in shower. WC and vanity unit. Extractor fan. Radiator.

### Workshop

11' 2" x 7' 2" ( 3.40m x 2.18m )

Side aspect double glazed window and door. Power and light connected.

### Garage

16' 11" max x 8' 3" max ( 5.16m max x 2.51m max )

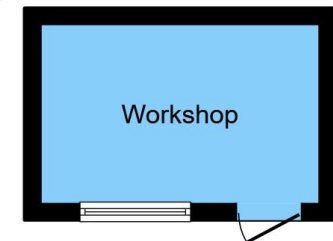
Electric roller door front. Side aspect double glazed door. Power and light connected.

### Outside

The front garden is mainly laid to lawn with mature shrubs and a pathway leading to the front door and driveway parking leading to garage. The enclosed rear garden is mainly laid to lawn with mixed shrubs and plants. There is a workshop and outside tap, power sockets, rotary washing line and a garden bench.



**Floor Plan**



**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Laburnum Crescent, Crewkerne**

- Detached Bungalow
- Garage And Driveway Parking
- Workshop
- Modern Kitchen And Bathroom
- Council Tax Band: C

Tenure: Freehold EPC Rating: D

**£325,000**



Please note the marker reflects the  
postcode not the actual property

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