



Langmead Square, Crewkerne TA18 8EB

welcome to

Langmead Square, Crewkerne

A well presented end of terrace house with the benefit of off road parking and good size enclosed rear garden. The property, which would make an ideal first time buy, offers accommodation briefly comprises entrance hall, lounge/diner, kitchen two bedrooms and bathroom.



Ground Floor

Entrance Porch

Double glazed door to front. Side aspect double glazed window.

Entrance Hall

Double glazed door to front. Side aspect double glazed window. Under stairs cupboard. Telephone point. Radiator.

Lounge / Diner

20' 5" x 11' 1" max (6.22m x 3.38m max)
Front aspect double glazed window. Double glazed patio doors to rear. Feature fireplace. Fitted carpets. TV and telephone points. Two radiators.

Kitchen

8' 10" x 7' 11" max (2.69m x 2.41m max)
Side aspect double glazed window. Double glazed door to rear. Fitted base and wall units. Work surfaces incorporating a stainless steel sink and drainer. Built-in electric oven and hob with cooker hood over. Integrated fridge/freezer. Space and plumbing for washing machine.

First Floor

Landing

Side aspect double glazed window. Access to loft. Fitted carpet.

Bedroom 1

14' 3" max x 9' 5" (4.34m max x 2.87m)
Front aspect double glazed window. Built-in wardrobe. Airing cupboard. Fitted carpet. Radiator.

Bedroom 2

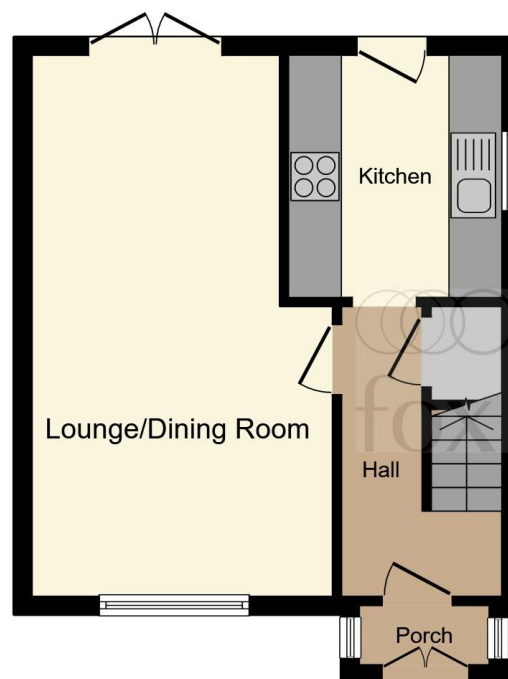
10' 9" max x 10' 8" (3.28m max x 3.25m)
Rear aspect double glazed window. Fitted carpet. Radiator.

Bathroom

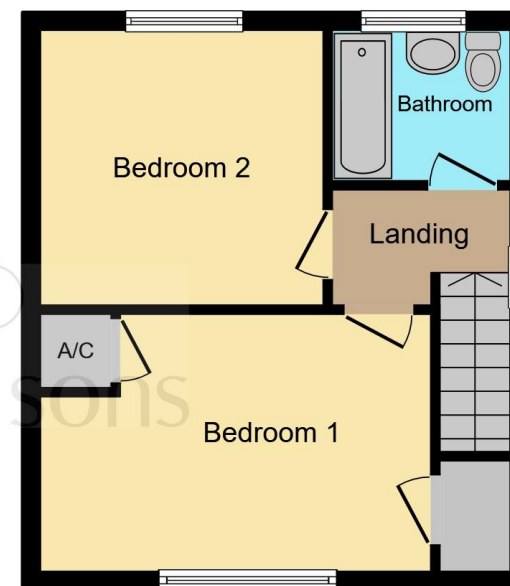
Rear aspect double glazed window. Fitted with a white suite comprising a panelled bath with mixer taps and shower over, vanity wash hand basin and WC. Tiled walls. Towel heater. Tiled floor.

Outside

At the front of the house a driveway provides off road parking for approximately two to three cars. A path at the side leads to the enclosed rear garden, which is initially laid to patio leading on to a lawned garden with mature shrubs. There are two garden sheds, an outside tap and power socket.



Ground Floor



First Floor

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



view this property online fox-and-sons.co.uk/Property/CRK106217



welcome to

Langmead Square, Crewkerne

- End of Terrace House
- Two Bedrooms
- Lounge / Diner
- Off Road Parking And Enclosed Rear Garden
- Council Tax Band: B

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRK106217



Property Ref:
CRK106217 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01460 73421



Crewkerne@fox-and-sons.co.uk



1-3 Market Square, CREWKERNE, Somerset,
TA18 7LE



fox-and-sons.co.uk