



**46 LANGMEAD ROAD**

Crewkerne, TA18 8DX

**Price Guide £250,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A two bedroom end terrace home which has undergone extensive renovation throughout. The accommodation is beautifully presented and in brief comprises entrance hall, sitting room, extended kitchen/dining room, utility area and cloakroom. Upstairs two double bedrooms and a shower room. Outside there is ample driveway parking and to the rear the garden is a good size, mainly laid to lawn. The property is being sold with no onward chain, please see the agents note for further information regarding the renovations.



## Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentists, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.



## The local area

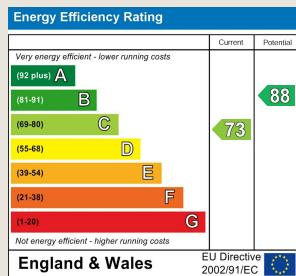
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



# PROPERTY DESCRIPTION

## Entrance Hall

Storage cupboard, radiator and stairs rising to the first floor.

## Sitting Room

20'4" x 10'11" max (6.21 x 3.33 max)

With a window to the front aspect, open fireplace, radiator, newly fitted carpets and an arch into:

## Kitchen/Dining Room

15'10" x 8'7" (4.84 x 2.64)

With a window to the rear aspect and french doors opening out into the garden. Newly fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated electric oven, hob and an extractor fan over. Space for dishwasher and fridge/freezer. Skylight, spotlights, parquet style flooring, modern radiator and splashbacks.

## Utility Area

8'10" x 7'10" max (2.70 x 2.41 max)

Arch from the kitchen, wall and base units, work surfaces and space for washing machine.

## Cloakroom

With a window to the side aspect. Suite comprising Low level WC and a wash hand basin with vanity storage.

## Landing

With a window to the side aspect, newly fitted carpets, radiator and access to the loft.

## Bedroom One

17'3" x 9'5" (5.28 x 2.88)

With a window to the front aspect, newly fitted carpets and a radiator.

## Bedroom Two

10'7" x 10'2" (3.25 x 3.10)

With a window to the rear aspect, newly fitted carpets and a radiator.

## Shower Room

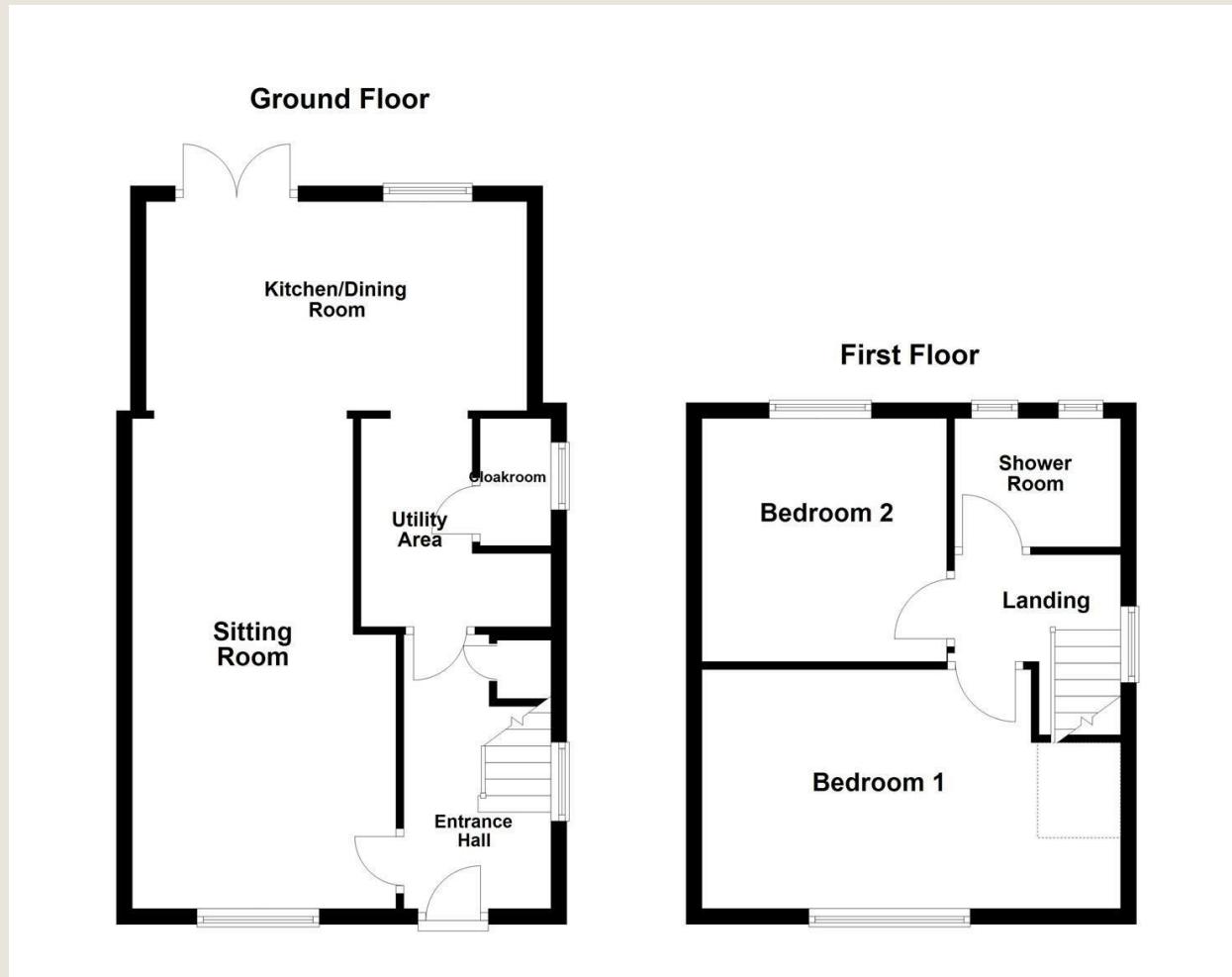
With two windows to the rear aspect. Suite comprising large walk in shower, low level WC, wash hand basin with vanity storage, heated towel rail, extractor fan and modern splashbacks.

## Outside

To the front there is ample driveway parking and a pedestrian gate leads to the rear. To the rear, the garden is a lovely size, mainly laid to lawn with patio abutting the rear of the property.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The boiler was installed and serviced in June 2025. The rear extension was erected in 2025. The electrics have been partially re-wired and last checked in 2025.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

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#### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

- Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
- Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
- Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

