2 Bedrooms

1 Bathroom

A two bedroom semi-detached house with large enclosed rear garden and substantial garage and workshop with vehicle with inspection pit (garage ground floor measuring c.790 Square ft / 73m2). The property is double glazed and gas centrally heated, has a large kitchen diner and is being sold with no onward chain.
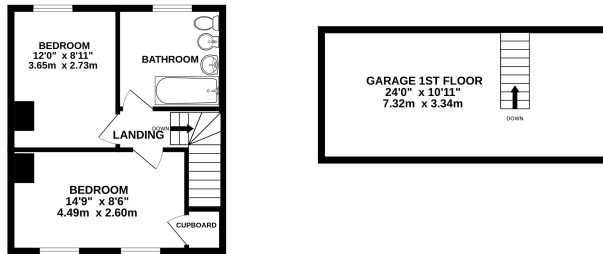
The accommodation briefly comprises entrance porch, entrance hall, living room and large kitchen-diner on the ground floor. There are two double bedrooms and a family bathroom on the first floor.

Outside there is a small amount of parking in front of the garage at the front along low maintenance garden. The garage has garage doors at the front and the garage which has power would easily accommodate four vehicles with further space for workshops. The garage also has a vehicle inspection pit as well as a first floor. The garden at the rear is West facing and is laid to lawn.
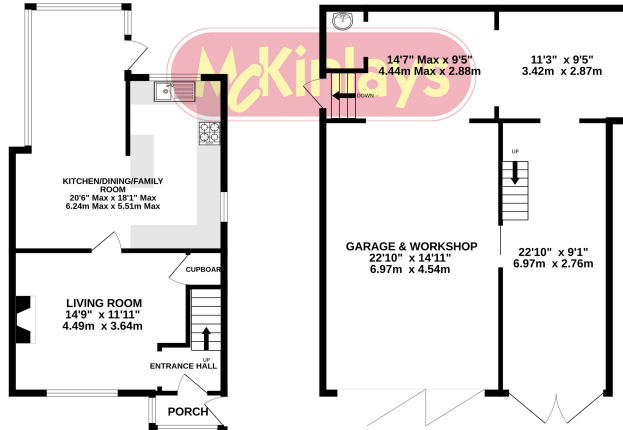
Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctor's surgery, leisure, and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter).

Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

FIRST FLOOR
616 sq.ft. (57.3 sq.m.) approx.

BEDROOM
12'0" x 8'11"
3.65m x 2.73m

BATHROOM

LANDING

BEDROOM
14'9" x 8'6"
4.49m x 2.60m

CUPBOARD

GARAGE 1ST FLOOR
24'0" x 10'11"
7.32m x 3.34m

DOWN

GROUND FLOOR
1316 sq.ft. (122.2 sq.m.) approx.

14'7" Max x 9'5"
4.44m Max x 2.88m

11'3" x 9'5"
3.42m x 2.87m

DOWN

KITCHEN/DINING/FAMILY
ROOM
20'6" Max x 18'1" Max
6.24m Max x 5.51m Max

UP

GARAGE & WORKSHOP
22'10" x 14'11"
6.97m x 4.54m

22'10" x 9'1"
6.97m x 2.76m

CUPBOARD

LIVING ROOM
14'9" x 11'11"
4.49m x 3.64m

ENTRANCE HALL

PORCH

TOTAL FLOOR AREA : 1932 sq.ft. (179.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

Address: Langmead Road, TA18