



**18 LANGMEAD ROAD**

Crewkerne, TA18 8DY

**Guide Price £240,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented two bedroom semi-detached home situated within close proximity to schools and amenities. The accommodation in brief comprises entrance hall, sitting room, kitchen, dining room, two double bedrooms and a bathroom. To the front there is driveway parking and to the rear the garden is a good size and enclosed.

## Situation

Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, 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. A faster train service is available from Castle Cary to Paddington 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

Somerset Council    Council Tax Band: B  
Tenure: Freehold  
EPC Rating:

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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## Entrance Hall

With a window to the side aspect, radiator and stairs rising to the first floor.

## Sitting Room

20'7" × 11'1" (6.28 × 3.40)

With a window to the front aspect and french doors to the rear. Electric fire, vinyl wood effect flooring and a radiator.

## Kitchen

8'10" × 7'10" (2.70 × 2.40)

With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Sink/drainage, space for cooker, washing machine and tiling to all splash prone areas.

## Dining Room

15'3" × 7'1" (4.67 × 2.17)

With a window to the side aspect and doors to both sides. Radiator.

## Landing

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

## Bedroom One

14'1" × 8'11" (4.30 × 2.73)

With a window to the front aspect and a radiator.

## Bedroom Two

11'2" × 10'9" (3.41 × 3.29)

With a window to the rear aspect and a radiator.

## Bathroom

With a window to the rear aspect. Suite comprising bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas.

## Outside

To the front there is driveway parking. To the rear the garden is a good size, pleasant shingled seating area, shed and a gate leading to a further garden with lawn, flower borders and mature hedging.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The boiler was installed in October 2025 and last serviced August 2026.



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

**01460 74200**

crewkerne@mayfairproperties.net

## 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.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. 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.
3. 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)

