



FOR SALE

Langmead Place, Crewkerne, TA18 8DZ

£240,000

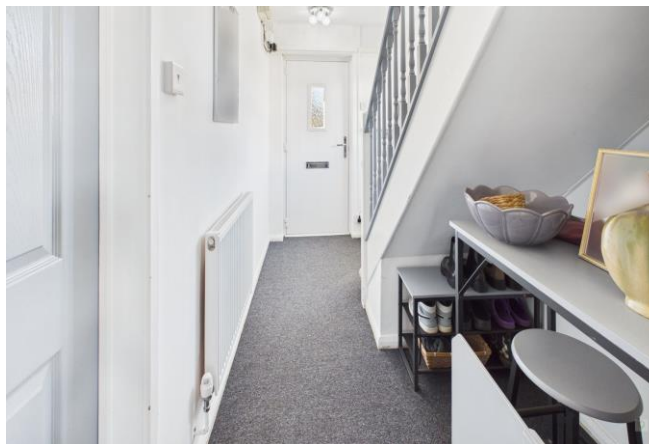


ORCHARDS
ESTATES

Spacious Two-Bedroom Home with Generous Garden and Ample Parking.

Occupying a desirable corner plot, this attractive home boasts an extra-large garden offering plenty of outdoor space to relax, entertain and enjoy outdoor living. The property also benefits from ample off-road parking, making it an ideal choice for those seeking space and practicality. The ground floor features a welcoming living/dining room, a separate kitchen, a useful utility room and hallway. Upstairs, two bedrooms and a family bathroom provide comfortable accommodation. Externally, the property further benefits from a front garden with established shrubs and attractive planting, creating a charming first impression and a pleasant approach to the entrance.

£240,000



LOCATION

Crewkerne is adorned with historical buildings and private houses, along with further developments over the past 40 years, it is an attractive town offering an excellent range of shops, pubs, restaurants, supermarkets including Waitrose, schools and churches as well as a main line rail connection to London Waterloo. Much of the surrounding countryside on the Somerset/ Dorset border is designated as an area of Outstanding Natural Beauty. The Market town of Bridport and the beautiful World Heritage coast are also within about half an hour's driving distance, along with Yeovil being a similar drive.

Approach

The property offers a welcoming approach, with an attractive front garden featuring established shrubs and mature planting, all enclosed by a low-level fence with gated pedestrian access. Double gates to the side and rear open onto the parking area, with handy direct access into the kitchen or utility room — a real bonus for everyday living.

Ground Floor

The ground floor comprises a welcoming hallway with stairs rising to the first floor, a comfortable living/dining room offering space to relax and entertain, with French doors opening directly onto the garden. A separate kitchen and useful utility room complete the accommodation, creating a practical layout well suited to everyday living.

First Floor

The first floor offers two generously proportioned double bedrooms, providing inviting and comfortable spaces to unwind. A family bathroom

completes the accommodation, fitted with a shower, wash basin and WC, adding a practical finishing touch to this well-arranged home.

Outside

The outside space offers a lovely balance of garden and entertaining areas, with a patio providing the perfect spot for outdoor dining and relaxing. To the side, off-road parking accommodates at least two vehicles, with a gated entrance leading through to the rear garden, creating a practical and private outdoor space to enjoy.

Material Information

- Freehold
- Council Tax Band - B
- EPC Rating - F
- Services - Mains Water, Gas & Electricity
- Combi Boiler - 1 Year Old
- Double Glazing
- Off Road Parking Spaces
- Loft - Ladder & Lighting
- Flood Zone - 1 Low Risk of Flooding from Rivers and Sea (Gov.uk)
- Broadband - Superfast 71mbps (Ofcom Broadband Checker)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Floor 1



Floor 2



Approximate total area[®]

72.3 m²

778 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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