23 LANGMEAD ROAD

Crewkerne, TA18 8DY

Price Guide £224,500

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TOWN & COUNTRY

PROPERTY DESCRIPTION

An extended two bedroom semi-detached home situated in the corner of the cul-de-sac backing onto Happy Valley and situated within a short walk of amenities and schools. In brief the accommodation comprises porch, entrance hall, dining room, sitting room, kitchen, utility area, cloakroom, side lobby and store. Upstairs two double bedrooms and a bathroom. To the front the garden is laid to lawn and ample driveway parking leads to the garage and further storage. The rear garden is enclosed, laid to lawn and patio. The property is being sold with no onward chain.

Situation

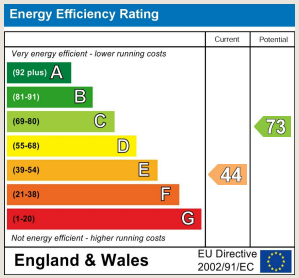
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety 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

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



PROPERTY DESCRIPTION

Porch
With two windows and a door into:

Entrance Hall
With a window to the side aspect, storage cupboard, night storage heater and stairs rising to the first floor.

Dining Room
12'0" x 12'0" (3.68 x 3.66)
With a window to the front aspect and a night storage heater.

Sitting Room
20'4" x 7'5" max (6.21 x 2.28 max)
Patio doors opening out into the garden and a night storage heater.

Kitchen
8'2" x 7'7" (2.49 x 2.32)
With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, space for cooker and under counter fridge and freezer.

Utility Room
10'9" x 5'1" (3.29 x 1.57)
With a window to the rear aspect. A range of wall and base units, space for washing machine, tumble dryer and a night storage heater.

Cloakroom
With a window to the rear access and a low level WC.

Side Lobby
With a window to the rear aspect and dual aspect doors front and rear.

Store
11'1" x 9'7" (3.4 x 2.93)

Landing
With a window to the side aspect and access to the loft.

Bedroom One
14'5" x 9'6" (4.4 x 2.9)
With a window to the front aspect and a large wardrobe.

Bedroom Two
10'7" x 10'4" (3.25 x 3.17)
With a window to the rear aspect and a cupboard housing immersion tank.

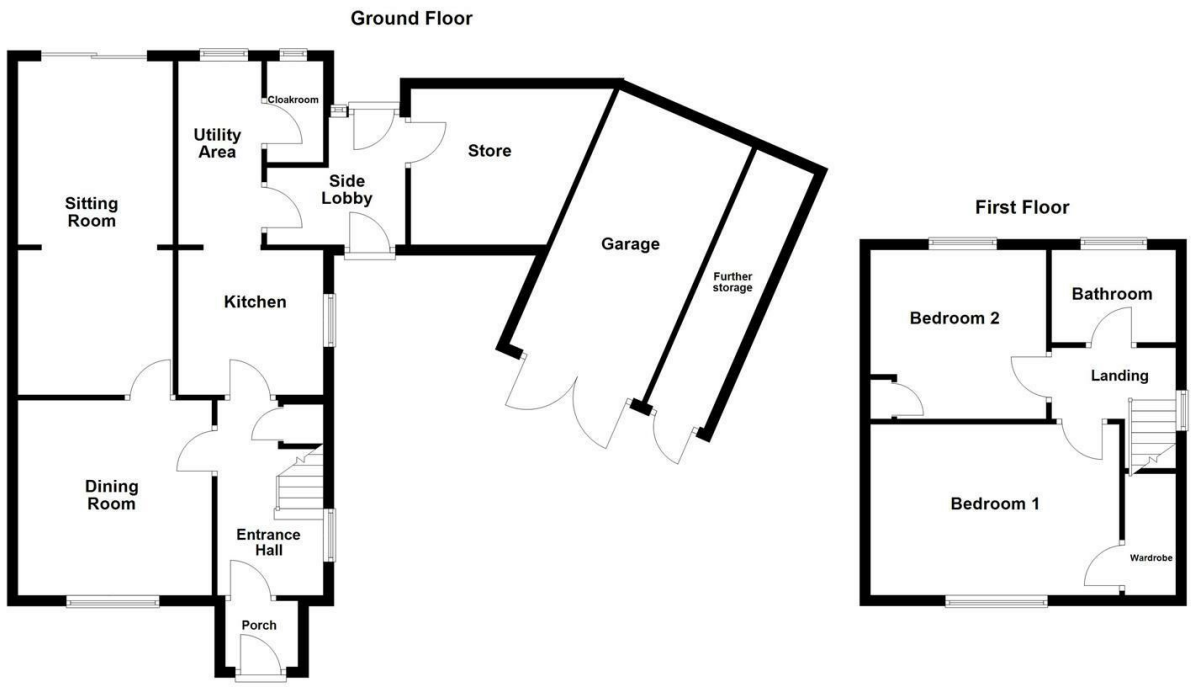
Bathroom
With a window to the rear aspect. Suite comprising low level WC, wash hand basin with vanity storage, bath with shower over, night storage heater and tiling to all splash prone areas.

Outside
To the front the garden is laid to lawn and ample driveway parking leads to the garage. To the rear the garden is enclosed, lawned areas, sheds, paved pathways and patio areas.

Garage
17'5" x 9'0" (5.32 x 2.75)
Double doors opening to the front.

Further Store
17'5" x 3'11" (5.32 x 1.2)
Door to the front.

Agents Note
Council Tax Band - B.



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)

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