

41 LANG ROAD

Crewkerne, TA18 8HH

Price Guide £269,500

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented three bedroom semi-detached home situated within close proximity to schools, amenities and countryside walks. The property has been well maintained by the current owners and in brief comprises entrance hall, sitting room, kitchen/dining room and a conservatory/utility room. Upstairs, three bedrooms and a bathroom. Outside there are good size front and rear gardens and driveway parking leads to the garage.

Situation

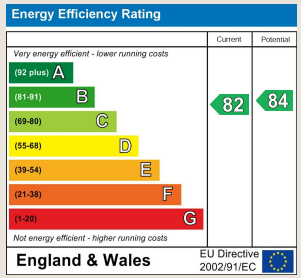
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, Lidl, post office, library, Nationwide, The Banking Hub, a day centre, leisure centre complete with pool and gym, independent shops, antique shops, doctors' surgeries, small hospital, dentist's, a variety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

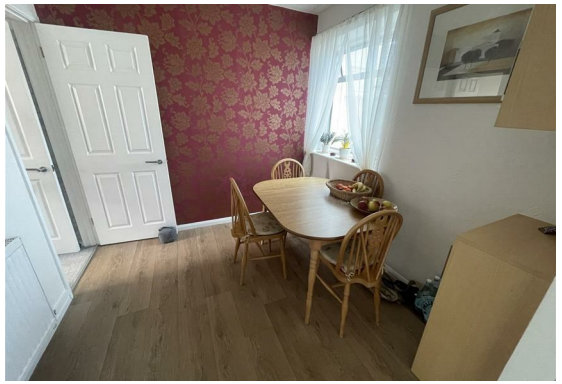
Somerset Council Council Tax Band: C
Tenure: Freehold
EPC Rating: B













PROPERTY DESCRIPTION

Entrance Hall
Door into the sitting room and an under stairs storage cupboard.

Sitting Room
17'7" x 11'4" (5.38 x 3.47)
With two windows to the front aspect. Gas fire, radiator and coving.

Rear Hallway
Stairs rising to the first floor.

Kitchen/Dining Room
17'7" x 9'4" (5.38 x 2.85)
With two windows to the rear aspect and a door opening out into the conservatory. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainer, integrated double oven, hob and an extractor fan over. Space for fridge/freezer, spotlights and radiator.

Conservatory
17'7" x 6'4" (5.38 x 1.95)
With windows and a door opening out into the garden. Large storage cupboards, stainless steel sink/drainer, space for washing machine, slimline dishwasher, under counter fridge, freezer and tumble dryer.

Landing

Bedroom One
11'4" x 11'1" (3.47 x 3.38)
With a window to the front aspect, ample built in wardrobes, storage and a radiator.

Bedroom Two
9'6" x 8'5" (2.92 x 2.59)
With a window to the rear aspect, walk in wardrobe and a radiator.

Bedroom Three
8'2" x 6'11" (2.51 x 2.11)
With a window to the front aspect and a radiator.

Shower Room
With a window to the rear aspect. Suite comprising corner shower unit, low level WC, wash hand basin with built in storage, additional storage cupboards, radiator, tiling to all splash prone areas.

Outside
To the front the garden is laid to lawn, flower borders and a paved path to the front door. To the rear the garden is enclosed, laid to lawn, flower borders and paved areas. Pedestrian gate leading to the parking area.

Shed
12'11" x 7'8" (3.95 x 2.36)

Summerhouse
9'9" x 7'10" (2.99 x 2.39)
Light and power.

Garage
16'11" x 8'8" (5.17 x 2.65)
Electric door, light and power.

Agents Note
Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in 2015 and last serviced in May 2026. The solar panels were installed in 2012 and are owned outright.





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)

MAYFAIR TOWN & COUNTRY

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