



27 LANGMEAD ROAD

Crewkerne, TA18 8DY

Price Guide £220,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A two double bedroom semi-detached home situated on a great plot with good front garden and ample driveway parking, south facing rear garden with brick and timber outhouses. In brief the accommodation comprises entrance hall, sitting/dining room, kitchen, rear porch, store, two double bedrooms and a shower room. Motivated seller who has found her onward purchase.

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) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Hall

With a window to the side aspect, radiator and stairs to the first floor with storage cupboard under.

Sitting/Dining Room

20'3" × 12'0" max (6.19 × 3.67 max)

With dual aspect windows to the front and rear, electric fireplace and two radiators.

Kitchen

8'11" × 8'2" (2.72 × 2.49)

With a window to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, cooker, space for fridge and washing machine, larder cupboard and tiling to all splash prone areas.

Rear Porch

With a window to the rear aspect and doors to both sides.

Brick Store

8'11" × 5'8" (2.74 × 1.75)

With a window to the side, light and power connected.

Landing

With a window to the side and loft access.

Bedroom One

14'6" × 9'5" (4.43 × 2.89)

With a window to the front aspect, built in cupboards to one wall and a radiator.

Bedroom Two

10'5" × 10'4" (3.19 × 3.15)

With a window to the rear aspect, built in cupboards and a radiator.

Shower Room

7'8" × 5'6" (2.34 × 1.68)

With a window to the rear aspect. Suite comprising walk in shower, low level WC, wash hand basin, heated towel rail and modern aqua boards.

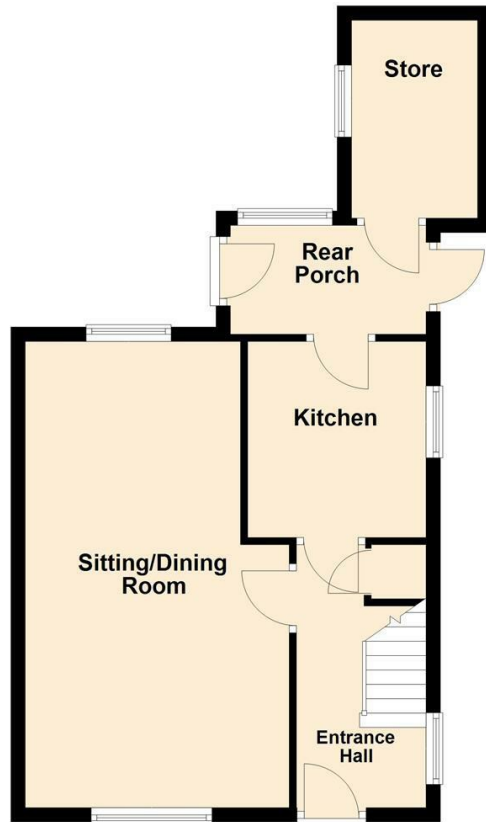
Outside

Large front garden laid to lawn with driveway for ample parking, side access to the rear garden and timber store. The rear garden is fully enclosed with patio area and remainder to lawn enjoying a south aspect.

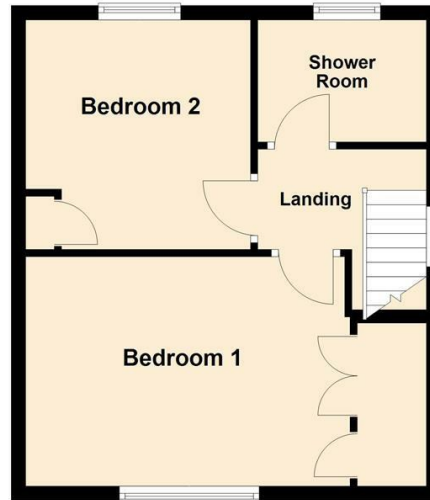
Agents Note

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

Ground Floor



First Floor



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)

