



 **3**
Bedrooms

 **1**
Bathroom



This three-bedroom detached chalet bungalow offers excellent potential and is ideal for buyers looking to modernise a spacious home in a desirable setting. The property benefits from double glazing, gas central heating, a garage, generous driveway parking, and both front and rear gardens. Available with vacant possession.

The accommodation briefly comprises, entrance hall, living room, kitchen, two bedrooms, a bathroom and a utility room on the ground floor. On the first floor is a further bedroom

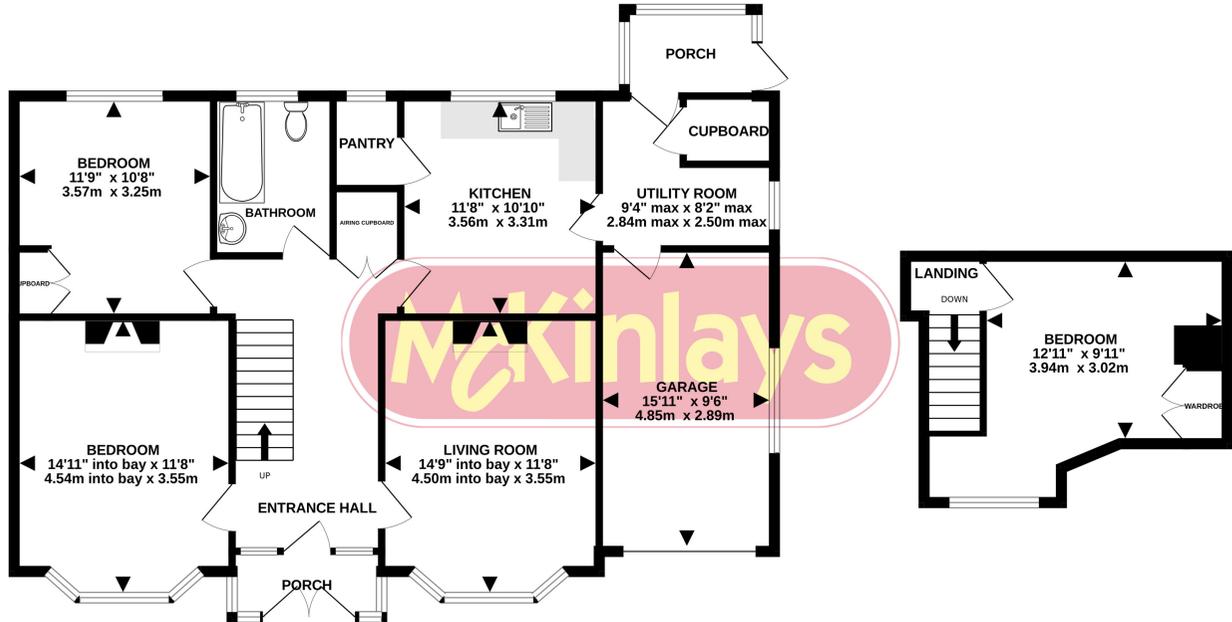
Outside The property is approached via a gated driveway providing access to the bungalow and the garage, as well as offering ample off-road parking. To the front is a large enclosed lawn, giving the home an attractive and private frontage.

At the rear The west-facing rear garden is fully enclosed and enjoys plenty of afternoon and evening sun. It is mainly laid to lawn, with a well-established flower bed planted with mature shrubs offering a pleasant outdoor space.

Crewkerne is a charming market town nestled between Yeovil and Taunton, offering a wide range of amenities including a Waitrose superstore, banks, chemists, doctors' surgery, leisure centre, swimming pool, pubs, restaurants, schools, and churches. Excellent transport links include a local bus service and a mainline railway station with direct routes to Waterloo and Exeter. The town is well placed for access to Yeovil (9 miles), Taunton and the M5 (19 miles), and the Dorset coast (14 miles), making it a convenient yet tranquil place to call home.

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.

1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Lang Road, Crewkerne, TA18

