



**56 LANG ROAD**

Crewkerne, TA18 8HJ

**Price Guide £285,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A well presented two bedroom detached bungalow situated on the edge of the Town. In brief the accommodation comprises entrance hall, cloakroom, kitchen, sitting room, two bedrooms and a shower room. To the front there is ample driveway parking leading to the garage and to the rear the garden is enclosed. The property is being sold with no onward chain.

## Situation

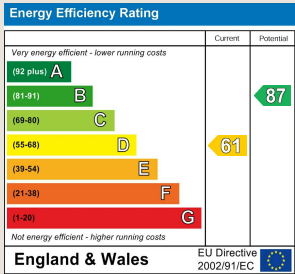
Crewkerne is an active market town, which offers a good range of amenities including a Waitrose store, post office, library, banks, a day centre, leisure centre complete with pool and gym, doctors' surgery, small hospital, dentist's, a variety of schools and nurseries, other professional services and many social and sporting activities. A mainline rail service (London - Waterloo) is available from the town's station.

## 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: D



# PROPERTY DESCRIPTION

## Entrance Hall

Radiator and open to the kitchen and sitting room.

## Cloakroom

With a window to the front aspect, low level WC, wash hand basin with tiled splashbacks and a radiator.

## Kitchen

11'0" × 9'11" (3.37 × 3.04)

With a window and door to the side aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drain, electric oven, hob and an extractor fan over. Space for fridge/freezer and washing machine. Wall mounted gas central heating boiler, radiator and tiling to all splash prone areas.

## Sitting Room

16'10" × 10'9" (5.15 × 3.30)

With a window to the front aspect, two radiators and a feature fireplace.

## Inner Hall

Storage cupboard.

## Bedroom One

11'11" × 10'10" (3.63m × 3.30m)

With a window to the rear aspect and a radiator.

## Bedroom Two

11'0" × 8'5" (3.37 × 2.57)

With a door to the rear aspect opening out into the garden and a radiator.

## Shower Room

With a window to the side aspect. Suite comprising shower cubicle. low level WC, wash hand basin with vanity storage, heated towel rail and tiling to all splash prone areas.

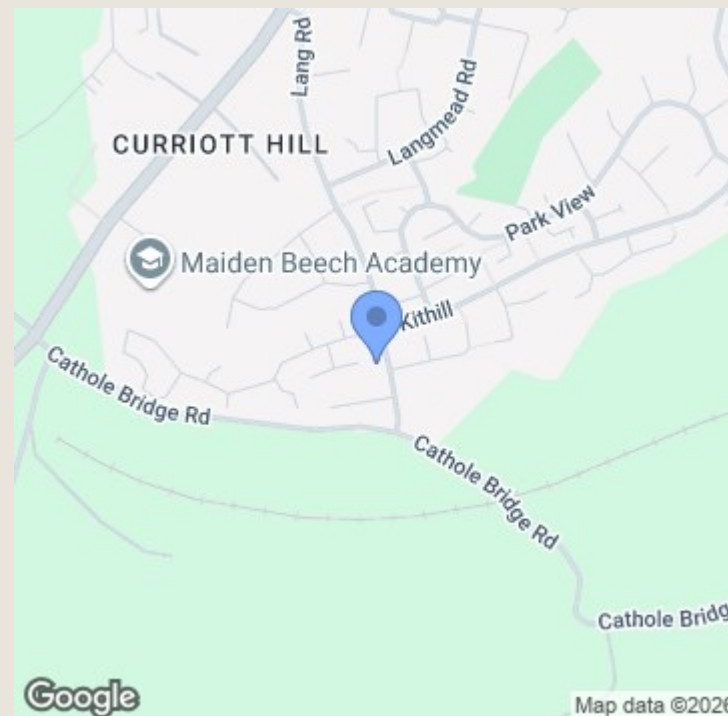
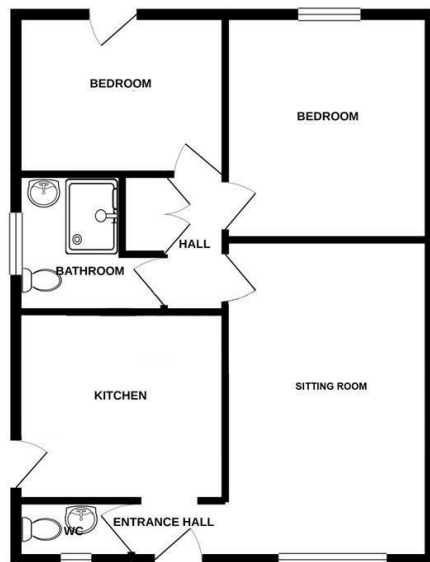
## Outside

The front garden is laid to lawn, driveway parking leads to the garage. To the rear the garden is enclosed, patio, lawn, flower borders, shingle area and a pedestrian gate to the driveway.

## Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in May 2022. The property is being sold with no onward chain.

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01460 74200**

[crewkerne@mayfairproperties.net](mailto: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)

