



## PUMP COTTAGE 2 LANG ROAD

Crewkerne, TA18 8HQ

Price Guide £155,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Reduced for a quick sale - A well presented cottage situated within a short walk of amenities. The accommodation comprises sitting room, kitchen, two bedrooms and a bathroom. Outside there is a separate garden, garage and driveway parking in front. 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

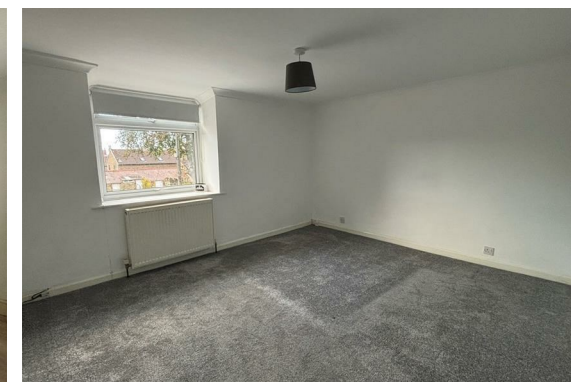
Yeovil, 9 miles / Taunton, 19 miles / Dorset Coast, 14 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

## Local Authority

Somerset Council Council Tax Band: A

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	
(39-54) E	52
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Sitting Room

12'0" × 10'9" (3.66 × 3.28)

With a window to the front aspect, feature fireplace, television point, telephone point, coving and a radiator. Stairs rising to the first floor.

## Kitchen

12'0" × 6'5" (3.66 × 1.96)

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

## Landing

Stair rising to the second floor with a storage cupboard under.

## Bedroom One

12'0" × 10'9" (3.66 × 3.30)

With a window to the front aspect, coving and a radiator.

## Bathroom

With a window to the side aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, heated towel rail and tiling to all splash prone areas. Airing cupboard housing the Worcester gas central heating boiler.

## Bedroom Two

16'2" × 8'0" (4.93 × 2.44)

Velux window, eave storage, beams and a radiator. Restricted head height.

## Outside

Separate from the property there is a garden, enclosed by fencing and currently laid to shingle for ease of maintenance.

## Garage & Parking

Up and over door and driveway parking in front.

## Agents Note

Council Tax Band - A. Mains water, drainage, gas and electricity. The boiler was last serviced in July 2025. 2 Lang Road owns the driveway to the rear, the neighbouring property has a right to access their garage and park a car in front. There is parking to the front of the property on a first come first serve basis. The property is being sold with no onward chain.



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)

