



**26 LANGMEAD SQUARE**

Crewkerne, TA18 8EB

**Price Guide £240,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented, extended, two bedroom end terrace home which benefits from ample driveway parking and a good size garden. The accommodation in brief comprises entrance hall, large storage cupboard, open plan kitchen/breakfast, family room and utility/dining room. Upstairs two double bedrooms and a family bathroom.

## 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

South Somerset Council Tax Band: B

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	77
(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 rising to the first floor. Large storage cupboard housing the gas central heating boiler and alarm panel.

## Open Plan Kitchen/Family Room

20'5" max x 17'6" max narrowing to 11'1" (6.23 max x 5.34 max narrowing to 3.40)

With dual aspect windows to the front and side. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drain, dishwasher gas hob, electric oven, extractor fan over and tiling to all splash prone areas. Spotlights, two radiators and a brick fireplace.

## Utility/Dining Room

16'0" x 11'1" (4.88 x 3.38)

Dual aspect windows to the side and rear, door opening out into the garden. Space for fridge/freezer, washing machine and tumble dryer. Tiled floor, underfloor heating and spotlights.

## Landing

With a window to the side aspect and access to the loft.

## Bedroom One

14'4" x 9'7" (4.39 x 2.93)

With a window to front aspect. walk in wardrobe and a radiator.

## Bedroom Two

10'9" x 10'8" (3.28 x 3.26)

With a window to the rear aspect and a radiator.

## Bathroom

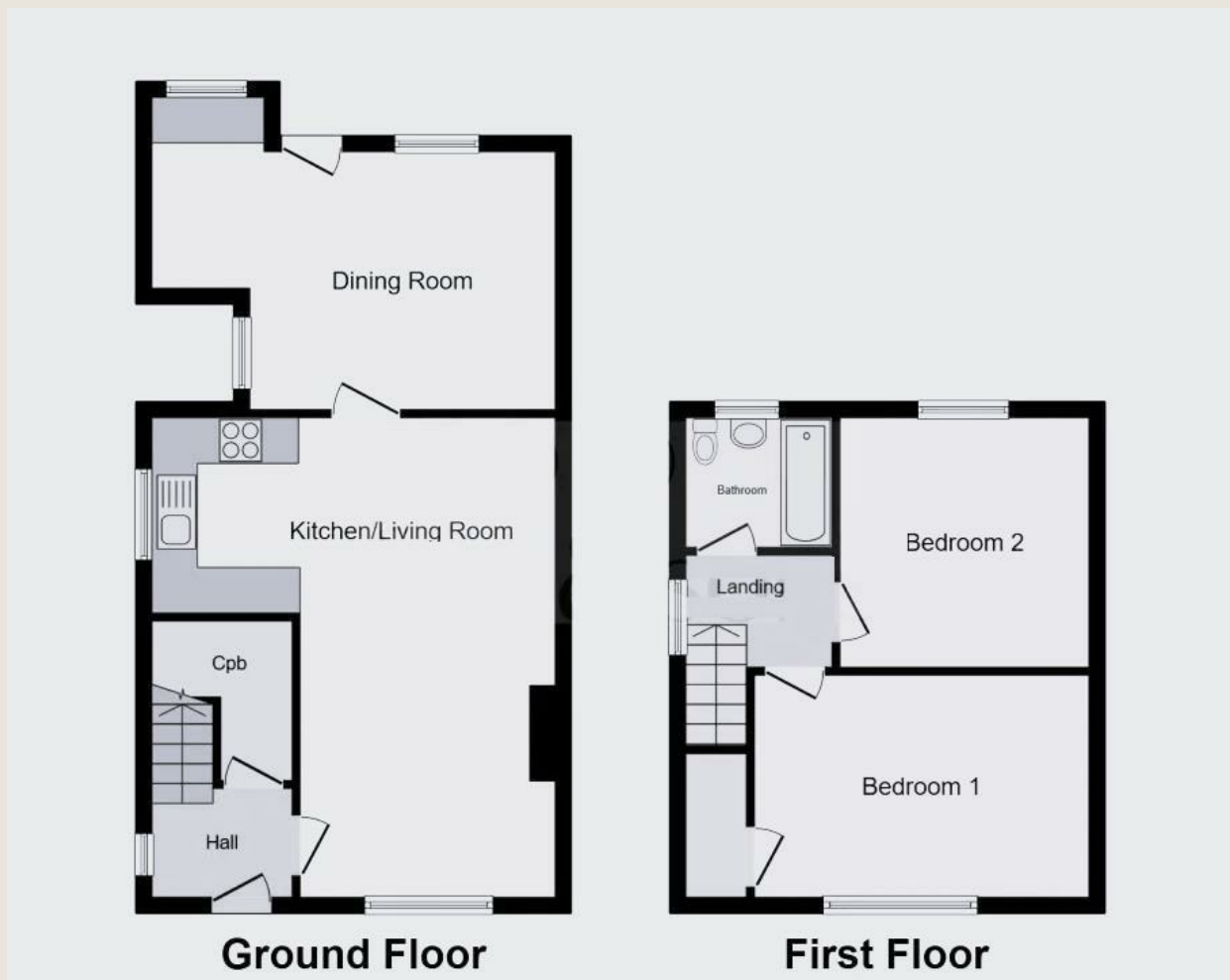
With a window to the rear aspect. Suite comprising bath with shower over, wash hand basin with vanity storage, low level WC, extractor fan, heated towel rail and tiling to all splash prone areas.

## Outside

To the front there is ample driveway parking. To the rear the garden is enclosed, mainly laid to lawn, pleasant decked seating area and pergola, flower borders and a shed.

## Agents Note

Council Tax Band - B. Mains water, drainage, gas and electricity. The gas central heating boiler was last serviced in December 2025. The sellers previously sold the property with another agent within the last 12 months, the sale fell through due to a mortgage survey, the sellers have now obtained a structural engineers report to confirm that there are no concerns - further information and survey available upon request.



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

**01460 74200**

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### 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)

