



**60 LANG ROAD**

Crewkerne, TA18 8HJ

**Price £310,000**

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented two bedroom detached bungalow situated on the edge of Crewkerne. The property benefits from solar panels with battery storage, gas central heating, double glazing and driveway parking leads to the garage. In brief the accommodation comprises entrance hall, cloakroom, kitchen, sitting room, conservatory, two bedrooms and a wet room.



## 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: C

Tenure: Freehold

EPC Rating: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Entrance Hall

Coving and a radiator.

## Cloakroom

With a window to the front aspect double glazed. Low level WC, wash hand basin with tiled splashbacks and a heated towel rail.

## Kitchen

11'0" × 10'0" (3.35 × 3.05)

With a window and door to the side aspect double glazed. Fitted kitchen comprising wall and base units, drawers and work surfaces over. Stainless steel sink/drainers, cooker, washing machine and fridge freezer. Radiator and tiling to all splash prone areas.

## Sitting Room

16'11" × 11'0" (5.16 × 3.35)

With a bay window to the front aspect double glazed. Coving, television point and two radiators.

## Inner Hall

## Bedroom One

12'0" × 11'0" (3.66 × 3.35)

With a window to the rear aspect double glazed. telephone point, television point, radiator and built in Sharp wardrobes.

## Bedroom Two

11'0" × 8'6" (3.35 × 2.59)

With a window to the rear aspect double glazed. Radiator and a door into:

## Conservatory

12'10" × 10'2" (3.91 × 3.10)

French doors to the rear aspect opening out onto the garden. Wall lights and a radiator.

## Wet Room

With a window to the side aspect double glazed. Large walk in shower, low level WC, wash hand basin, heated towel rail, shaver point and tiling to all splash prone areas.

## Outside

The front garden is mainly laid to lawn, well stocked flower beds, driveway parking leads to the single garage with an up and over door. To the rear the garden is fully enclosed, mainly laid to patio and gravel for ease of maintenance, flower borders, shed and an outside light.

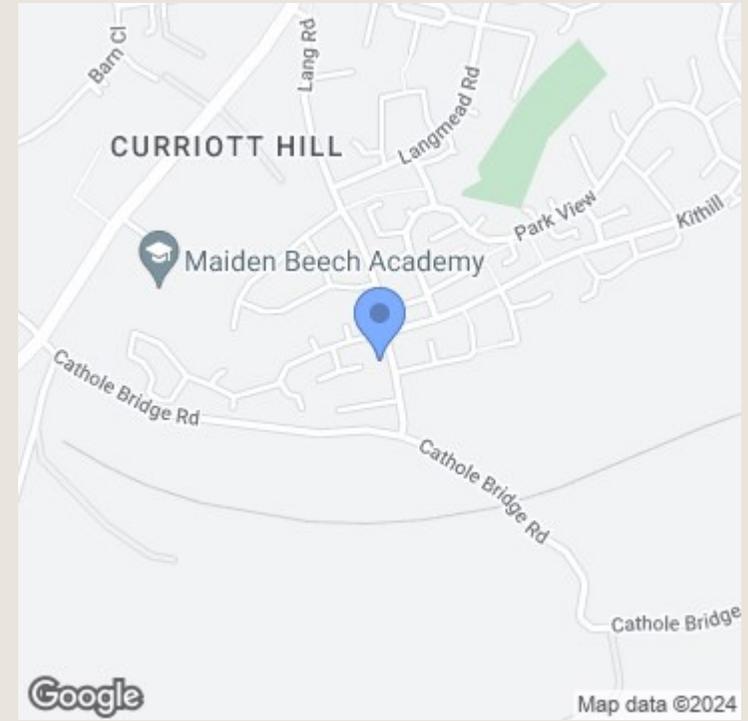
## Garage

17'0" × 8'6" (5.18 × 2.59)

Up and over door, light and power connected.

## Agents Note

Council Tax Band - C. Mains water, gas, drainage and electricity. The EPC scores are 103 current and 107 potential. The solar panels were installed in 2023 and are owned outright, solar with a battery. The gas central heating boiler was installed in January 2018 and last serviced in April 2024.



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)

