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**ORCHARD HOUSE  
LANG ROAD  
CREWKERNE  
TA18 8HQ**

**PRICE £239,950**

**A SPACIOUS SEMI DETACHED THREE BEDROOM HOUSE PLEASANTLY SITUATED  
ON THIS ESTABLISHED POPULAR ROAD WITHIN WALKING DISTANCE OF  
CREWKERNE TOWN CENTRE AND MAIDEN BEECH ACADEMY.**

## **Orchard House, Lang Road, Crewkerne, Somerset, TA18 8HQ**

### **SITUATION**

Crewkerne is a small country market town situated between Yeovil and Chard and offers many local amenities including a Waitrose supermarket, shops, chemists, banks, doctors' surgeries, hospital, leisure and recreational facilities, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.

### **THE PROPERTY**

The property is a modern semi detached house built in recent years of traditional cavity wall construction with brick elevations under a tiled, felted and insulated roof. The accommodation benefits from gas fired central heating with radiators and double glazed windows and is conveniently situated close to many amenities. An ideal family home and an internal inspection is strongly recommended.

### **GROUND FLOOR**

#### **ENTRANCE PORCH**

Door to

#### **ENTRANCE HALL**

Stairs to first floor, radiator, telephone point, under stairs storage cupboard.

#### **SITTING ROOM**

**15' 0" x 12' 10" (4.57m x 3.91m)**

Reconstructed stone fireplace with fitted gas fire and tiled hearth, TV aerial point, coved ceiling, radiator, double opening doors to

#### **DINING ROOM**

**10' 1" x 9' 0" (3.07m x 2.74m)**

Radiator, door to

#### **LEAN TO CONSERVATORY**

**10' 3" x 6' 4" (3.12m x 1.93m)**

Door to outside.

#### **KITCHEN**

**11' 0" x 8' 10" (3.35m x 2.69m)**

Single drainer stainless steel inset one and a quarter bowl sink unit with cupboards under, range of wall and base units, rounded edge laminated worktops, fully tiled walls, electric cooker hood, electric cooker point, stand up larder unit, breakfast bar, space and plumbing for washing machine, space and plumbing for slimline dishwasher, window to rear, door to

#### **GARDEN ROOM**

**8' 10" x 7' 0" (2.69m x 2.13m)**

Door to outside, door to garage.

#### **GARAGE**

**18' 6" x 9' 0" (5.63m x 2.74m)**

Electric up and over door, light and power. Wall mounted gas boiler.

### **FIRST FLOOR**

#### **LANDING**

Airing cupboard with lagged hot water tank and electric immersion heater, window to side, thermostatic control, access to roof space via fixed ladder.

#### **BEDROOM 1**

**11' 9" plus door recess x 9' 0" (3.58m plus door recess x 2.74m)**

Built in wardrobe, radiator, window to rear.

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### BEDROOM 2

12' 10" x 9' 9" (3.91m x 2.97m)

Radiator, window to front.

### BEDROOM 3

9' 6" x 7' 10" (2.89m x 2.39m)

Radiator, window to front, built in wardrobe.

### BATHROOM

Fully tiled walls, panelled bath, pedestal wash hand basin, low level WC, heated towel rail, window to rear.

### OUTSIDE

Wide tarmac driveway and turning area leading to the house and garage. Gravelled flower beds with numerous shrubs. The rear garden is enclosed and mainly laid to lawn with well stocked flower borders, two detached wooden garden sheds, paved patio area and side access to the front.

### SERVICES

All main services are connected.

### COUNCIL TAX

Council tax band C. Annual amount payable for the current year 2017/18 £1528.51. (South Somerset District Council).

### BROADBAND

Standard average broadband speed Mbps. (Information retrieved from Rightmove).

### THE PROPERTY OMBUDSMAN

Lawrences Property Ltd is a member of the TPO scheme and subscribe to this code of practice.

### DIRECTIONS

From our office in the Market Square proceed along Market Street and take the centre fork of the three into Hermitage Street (B3165 Lyme Regis road). At the top of the hill pass over the mini roundabout and take the next left into Lang Road. Orchard House will then be found a short distance along on the right hand side.



### VIEWING

By prior appointment call **01460 73777**

**Please note** that our room sizes are now quoted in metres to the nearest 1/10th of a metre on a wall to wall basis. The imperial equivalent included in the brackets is only intended as an approximate guide and the enclosed floor plan is not to scale and should be used only as a guide.

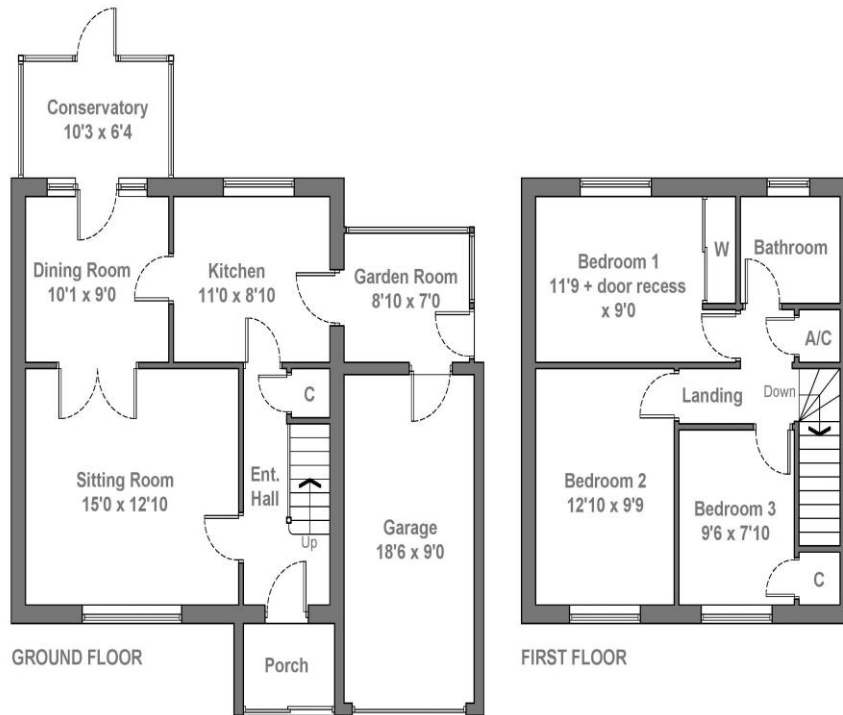
The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do so when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items will be included in the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Drawing produced for illustrative purposes only. Please note that all measurements, positioning, and any other data shown are approximate and the drawing is not to scale.

*EPC to follow*