



FOR SALE

Westport, Langport, TA10 0BH

£300,000



Full video walk - through



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A rare opportunity to buy a very well presented detached bungalow with extensive garaging offering endless opportunities and generous parking, located in the sought after village of Westport. The accommodation comprises a spacious living room, a conservatory, a generous sun room, a modern fitted kitchen/breakfast room, a useful utility room and a cloakroom. There are also two double bedrooms and a family bathroom. To the front of the property is a paved driveway providing generous off road parking and three very large garages which could be used as workshops/craft rooms or converted to extra accommodation. To the side of the property is a private enclosed manageable garden. An early viewing is highly recommended to fully appreciate all that is on offer in this great location.

£300,000



Westport is popular and much sought after village with a Public House, which lies about 4 miles south west of Langport and 6 miles north east of South Petherton. The adjoining village of Hambridge has a sought after Primary School, Public House, Post office, modern village hall and Church with a more comprehensive range of shopping facilities to be found at Langport, South Petherton and Ilminster. The A303 lies less than 5 miles which connects to the national motorway network and the village is well placed for the larger towns of Taunton with its mainline railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo + Paddington) and Street. The Dorset coast is about 25 miles.

Entrance Hall

Double glazed door to front with window, laminate flooring, double cloaks cupboard with radiator and hanging rail, two single storage cupboards with shelving and hanging rail, vertical radiator, access to loft and doors to:

Living Room - 19' 3" x 11' 7" (5.866m x 3.519m)

Front aspect double glazed window, laminate flooring, two radiators, double glazed patio doors to conservatory and side aspect double glazed window. (There is scope to add a fireplace/log burner which has currently been boarded up)

Conservatory - 14' 10" x 12' 9" (4.519m x 3.877m)

Front, side and rear double glazed windows, laminate flooring, two radiators and double glazed French doors to garden.

Kitchen/Breakfast Room - 15' 8" x 8' 11" (4.764m x 2.707m)

Rear aspect double glazed window, fitted kitchen comprising a range of wall and base units with solid wood worktops over, breakfast bar, one and a half bowl sink with water filter, gas hob with extractor over, double electric oven, integrated dishwasher, space for fridge/freezer, storage cupboard with shelving, laminate flooring, spot lights, radiator and door to sun room.

Sun Room - 33' 4" x 9' 5" (10.152m x 2.877m)

Rear aspect double glazed windows and vinyl flooring.

Utility Room

Wall and base unit with worktop, single bowl sink, plumbing for washing machine, space for tumble dryer, gas boiler and vinyl flooring.

Cloakroom

Wash hand basin and WC.

Store Room

Door to garden. (LPG connection)

Side Passage

Covered passage with door to the garages and door to front to driveway.

Bedroom One - 13' 8" x 8' 11" (4.160m x 2.722m)

This is a really good size room with enough space for a super king size bed, rear aspect double glazed window, laminate flooring and radiator.

Bedroom Two - 10' 8" x 9' 11" (3.253m x 3.030m)

Front aspect double glazed window, built in cupboard, laminate flooring and radiator.



Bathroom

Front aspect double glazed window, bath with electric shower over and mixer taps, wash hand basin with vanity unit, WC, tall storage unit with shelving, extractor fan, heated towel rail, vinyl flooring and aqua panelled walls.

Garage One - 20' 9" x 18' 2" (6.321m x 5.526m)

Door to front, wall and base units with worktop, power, lighting, roof storage and sliding door to garage two.

Garage Two - 18' 4" x 14' 11" (5.578m x 4.556m)

Up and over door to front, personal door to rear, power, lighting and sliding door to garage three.

Garage Three - 18' 5" x 14' 11" (5.614m x 4.554m)

Door to front, roof storage, roof storage, power and lighting.

Driveway

Paved driveway to front providing off road parking for several cars.

Front Garden

Paved area leading to front door with storm porch, planted borders enclosed by fencing with gated access.

Rear Garden

Wrap around garden mainly laid to artificial lawn with 2 outside taps, gravelled borders, planted borders, pergola, patio area enclosed by wall and fencing with gated access.

04/01/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	37 F	
1-20	G		

Directions

Following the B3168 from either Barrington, Puckington or Hambridge, you will find the property on the left hand side.



This floor plan is only for illustrative purposes and all measurements and items are approximate, no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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