



FOR SALE



Full video walk - through

Langport, TA10 9BU

£400,000



ORCHARDS
ESTATES

Situated within an exclusive development with adjoining fields and within easy reach of local amenities, this detached family home is offered with no chain. Presented in excellent order, the accommodation comprises inviting entrance hall, spacious living room, generous kitchen/diner, conservatory and downstairs cloakroom. On the first floor are four bedrooms, en-suite shower room and a family bathroom. To the side of the property is a driveway providing off road parking for 2 cars leading to a garage. To the rear of the property, is a well kept enclosed garden with a detached home office. An early viewing comes highly recommended to fully appreciate all that is on offer in this great location.

£400,000



LOCATION

The historic market town of Langport offers an excellent range of amenities including supermarket, shops, bank, post office, doctors' and dentists' surgeries, library, inns, churches, garages and primary school. Huish Episcopi Academy with its adjoining sixth form and sports centre is nearby at Huish Episcopi. The county town of Taunton is about 14 miles to the west with its excellent shopping, scholastic and recreational facilities together with access to the M5 Motorway (Junction 25) and mainline railway station. Other nearby towns include Yeovil and Bridgwater, both about 13 miles

Entrance Hall

Door to front, side aspect double glazed window, stairs to first floor, under stairs cupboard, tiled flooring and radiator.

Living Room - 18' 11" x 10' 8" (5.772m x 3.253m)

Front and side aspect double glazed windows, modern wall hung fire, laid to carpet and two radiators.

Kitchen/Diner - 18' 3" x 15' 0" (5.560m x 4.560m)

Side aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, island unit with breakfast bar, one and a half bowl stainless steel sink, integrated appliances to include hob with extractor, double oven and grill, fridge/freezer and dishwasher, double glazed door to conservatory and double glazed French doors to the patio area.

Conservatory - 12' 10" x 9' 2" (3.918m x 2.784m)

Side and rear aspect double glazed windows, tiled flooring and double glazed French doors to garden.

Cloakroom - 6' 3" x 3' 1" (1.914m x 0.937m)

Side aspect double glazed window, pedestal wash hand basin, WC, tiled floor and radiator.

Landing - 16' 11" x 3' 5" (5.149m x 1.051m)

Side aspect double glazed window, two storage cupboards, laid to carpet and radiator.

Bedroom One - 14' 1" x 9' 11" (4.281m x 3.031m)

Front aspect double glazed window, laid to carpet and radiator.

En-Suite - 7' 11" x 4' 6" (2.417m x 1.379m)

Side aspect double glazed window, double shower with glass doors, pedestal wash hand basin, WC, vinyl flooring, tiled splash backs and chrome heated towel rail.

Bedroom Two - 10' 11" x 9' 9" (3.327m x 2.983m)

Side aspect double glazed window, laid to carpet and radiator.

Bedroom Three - 10' 1" x 10' 11" (3.064m x 3.324m)

Rear aspect double glazed window, laid to carpet and radiator.

Bedroom Four - 7' 1" x 6' 7" (2.155m x 2.005m)

Rear aspect double glazed window, laid to carpet and radiator.

Bathroom - 8' 0" x 6' 5" (2.450m x 1.949m)

Side aspect double glazed window, 'P' shaped bath with shower over, pedestal wash hand basin, WC, vinyl flooring, tiled splash backs and chrome heated towel rail.



Driveway

Tarmac driveway to side providing off road parking for 2 cars leading to the garage.

Garage

Up and over door, power, lighting and personal door to side.

Garden

Initial patio area leading to the office, a personal door to the garage and gated access to the driveway. There is also a gravelled seating area and a section of lawned garden with planted borders which continues to the side of the property. The garden is enclosed by fencing.

Home Office - 15' 6" x 12' 0" (4.713m x 3.645m)

Timber construction, front and side aspect windows, double doors to front, power and lighting.

AGENTS NOTE

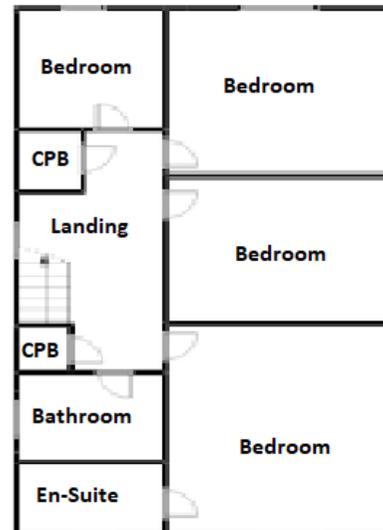
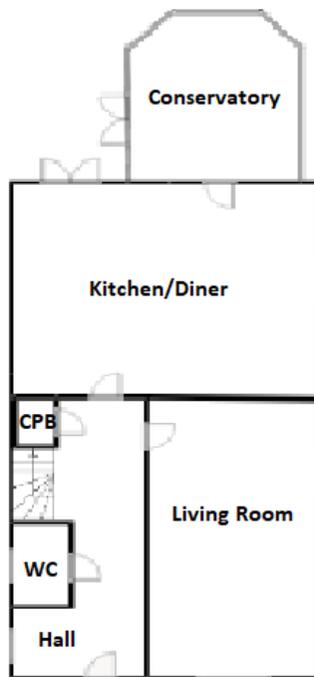
We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and Conveyancing. In fact everything that you could need to help you move.

Directions

From the roundabout where the B3153 and the A372 Somerton Road combine, follow the A372 along Somerton Road. Take the right onto Newton Road. Take the fifth right onto Fern Road. Continue along this road and the property can be found at the end on the left.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



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