



30 The Embankment  
Langport, TA10 9RZ

George James PROPERTIES  
EST. 2014



# 30 The Embankment

Langport, TA10 9RZ

Guide Price - £319,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

30 The Embankment is a well presented, extended semi-detached house situated at the head of this popular cul-de-sac. The accommodation is arranged over two floors comprising kitchen, sitting room and sitting/dining room on the ground floor with four bedrooms, bathroom and shower room upstairs. Outside, the property offers driveway parking and gardens.

## Amenities

The property is conveniently situated close to the local amenities and town centre. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach

## Services

Mains water, drainage and electricity are all connected. Economy 7 heating with modern night storage heaters. Council tax band B. There is a fully functional alarm system installed at the property including CCTV and security lighting.

## Entrance Hall

With modern electric night storage heater, stairs to first floor, understairs storage cupboard and cloaks cupboard.

## Kitchen 10' 1" x 7' 9" (3.08m x 2.35m)

With window to front and range of wall and base units with inset sink/drain unit and mixer tap. Built in four ring electric hob with double oven under and concealed cooker hood over. Tiled flooring and space for various appliances comprising fridge/freezer, washing machine, dishwasher and tumble dryer.

## Sitting Room 16' 4" x 10' 0" (4.97m x 3.06m)

With window to rear, modern electric night storage heater and part glazed door to rear garden.





**Sitting/Dining Room** 18' 3" x 15' 6" (5.57m x 4.72m)

With window to front, open fireplace, modern electric night storage heater and sliding glass doors to rear garden.

**First Floor Landing**

With access to roof space, electric panel heater and airing cupboard housing hot water cylinder with slatted shelving.

**Bedroom One** 15' 7" x 9' 0" (4.74m x 2.74m)

With window to front, modern electric heater and sliding glass doors to balcony.

**Bedroom Two** 10' 1" x 8' 11" (3.07m x 2.73m)

With two windows to front, modern electric heater and open wardrobe space with hanging rail and shelf.

**Bedroom Three** 9' 3" x 8' 11" (2.81m x 2.73m)

With window to rear and modern electric heater.

**Bedroom Four** 10' 6" x 8' 11" (3.19m x 2.71m)

With window to rear and modern electric heater.

**Bathroom**

With frosted window to rear, panelled bath with electric shower over and splash panelling. Vanity style wash hand basin with cupboard under, low level WC, heated towel rail and extractor fan.

**Shower Room**

With shower cubicle, low level WC, corner wash hand basin, part tiled walls and extractor fan.

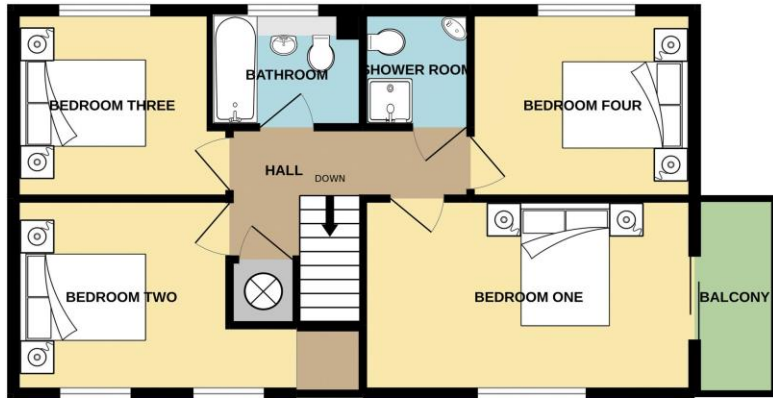
**Outside**

The property is approached via a vehicular driveway providing off road parking. The front garden is laid to lawn with a pedestrian gate giving access to the rear. The rear garden is laid to a mix of patio and gravel with a raised seating area and gazebo, two sheds, awning and outside security lighting.

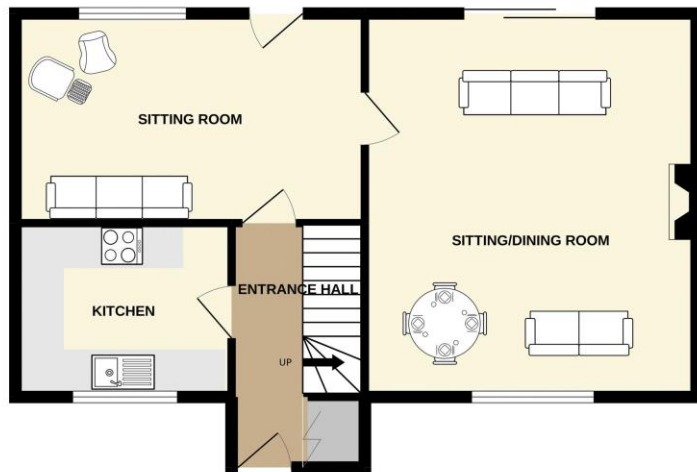




1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

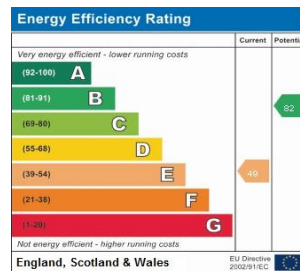


GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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