



The Malt House
The Hill, Langport, TA10 9QB

George James PROPERTIES
EST. 2014

The Malt House

The Hill, Langport, TA10 9QB

Guide Price - £365,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

The Malt House is a surprisingly spacious town house situated on The Hill close to the centre of the town. The property is beautifully presented throughout with accommodation totalling over 1700sqft. The versatile living spaces include a lovely open plan kitchen and reception on the ground floor, large sitting room master bedroom and shower room to the first floor and a further two bedrooms on the second floor with access to a roof terrace from the landing. To the rear of the property there is a part walled courtyard garden and covered store.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, 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, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D.

Entrance Hall 18' 6" x 5' 4" (5.64m x 1.62m)

With reproduction flagstone floor, built in storage cupboard and radiator. Door to the rear leads to the covered store and garden.

Store Room 11' 8" x 5' 4" (3.55m x 1.62m)

Sitting Room/Dining Room 18' 5" x 17' 10" (5.62m x 5.44m)

With two windows to the front, radiator and exposed floor boards. Cast iron spiral stairs to the first floor, exposed redbrick walls and opening to the kitchen.

Kitchen 11' 7" x 11' 0" (3.52m x 3.35m)

With window to the rear and door to the rear garden. Range of base units with Beech work surfaces, Belfast sink and stainless steel cooker. Recess storage cupboard.



Utility Room 11' 7" x 7' 7" (3.52m x 2.32m)

With window to the rear, space for washing machine and tumble dryer, gas fired boiler. Recess storage cupboard.

Sitting Room 20' 0" x 19' 4" (6.10m x 5.89m)

With window to the rear and side. French Oak floor boards, two radiators and corner fireplace housing cast iron stove. Cast iron spiral staircase leading to the second floor.

Bedroom 1 9' 10" x 15' 6" (3.0m x 4.73m)

With window to the front, radiator and built in wardrobe with light. Exposed floor boards.

Shower Room 15' 9" x 5' 5" (4.80m x 1.65m)

With window to the rear, low level WC and pedestal wash hand basin. Heated ladder towel rail and large shower cubicle with mains shower.

Landing 6' 9" x 12' 0" (2.05m x 3.66m)

Spacious landing area with window to the rear and door to the flat roof. This area could be made into a superb roof terrace with views across Langport and countryside beyond.

Bedroom 2 16' 4" x 12' 4" (4.99m x 3.76m)

With window to the rear, radiator and built in wardrobe.

Bedroom 3 12' 0" x 7' 10" (3.66m x 2.38m)

With two Velux roof windows, radiator and built in wardrobe.

Outside

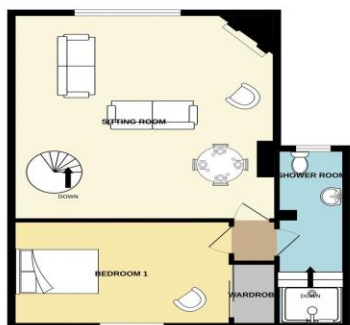
To the rear of the house is an pleasant walled courtyard garden with patio area and barbeque.



GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.7 sq.m.) approx.

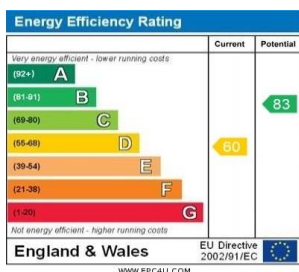


2ND FLOOR
396 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.6 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.
Made with Metropix ©2023



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.