



GeorgeJames
PROPERTIES
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FOR SALE

37 St. Marys Park
Langport, TA10 9HL

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EST. 2014

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Langport, TA10 9HL

Asking Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Positioned in a quiet road nearby to Langport town centre is this well presented semi-detached bungalow which has undergone a programme of refurbishment in recent years. Accommodation comprises two double bedrooms, sitting room, bathroom, kitchen and conservatory. Outside, the property offers a landscaped rear garden, large driveway providing parking for several vehicles in tandem and a detached garage.

Amenities

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. The Huish and Langport area offer education facilities from 6 months to 18 years. 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 (new combi boiler and radiators installed in 2019). Council tax band C. The owner currently receives reliable broadband from Now TV at an average speed of 34 MB/s.

Entrance Porch

With part glazed entrance door, coir door mat and part glazed door to:-

Sitting Room 18' 4" x 10' 6" max (5.58m x 3.21m max)

With window to front, two radiators, wood effect laminate flooring.

Inner Hall

With access to roof space and large storage cupboard with light and wall mounted modern consumer unit.

Bedroom One 11' 1" x 10' 0" (3.37m x 3.04m)

With window to rear, radiator and access to storage cupboard.



Bedroom Two 10' 4" x 8' 10" (3.16m x 2.69m)
With window to front, laminate flooring and radiator.

Bathroom

With frosted window to side, low level WC, pedestal wash hand basin, panelled bath with electric shower over and folding glass screen, tiled flooring, extractor fan, part tiled walls and chrome heated towel rail.

Kitchen 11' 1" x 9' 5" (3.37m x 2.87m)

With window to rear and glazed door to conservatory, range of wall and base units with inset stainless steel sink/drainer unit and mixer tap, tiling to splash prone areas, built in four ring gas hob with stainless steel extractor canopy over and oven under, space for washing machine, fridge/freezer and dishwasher, modern vertical radiator and under unit lighting.

Conservatory 14' 10" x 8' 11" (4.51m x 2.72m)

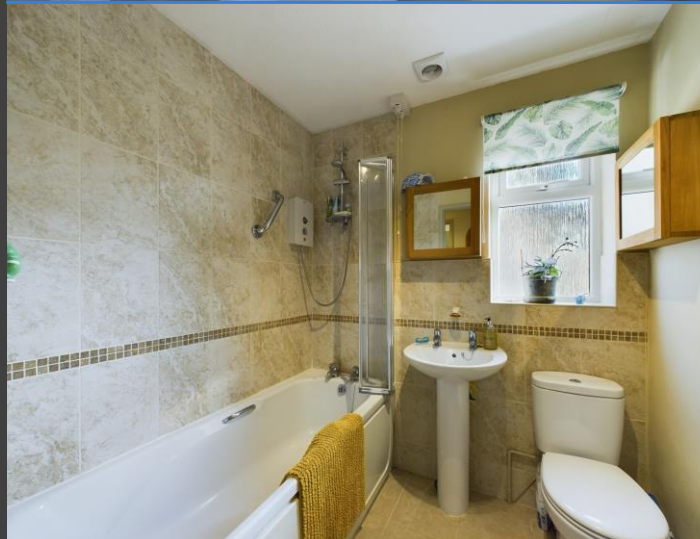
Modern uPVC double glazed conservatory with part walling, ceramic Spanish floor tiling, lighting, power and French doors to rear garden.

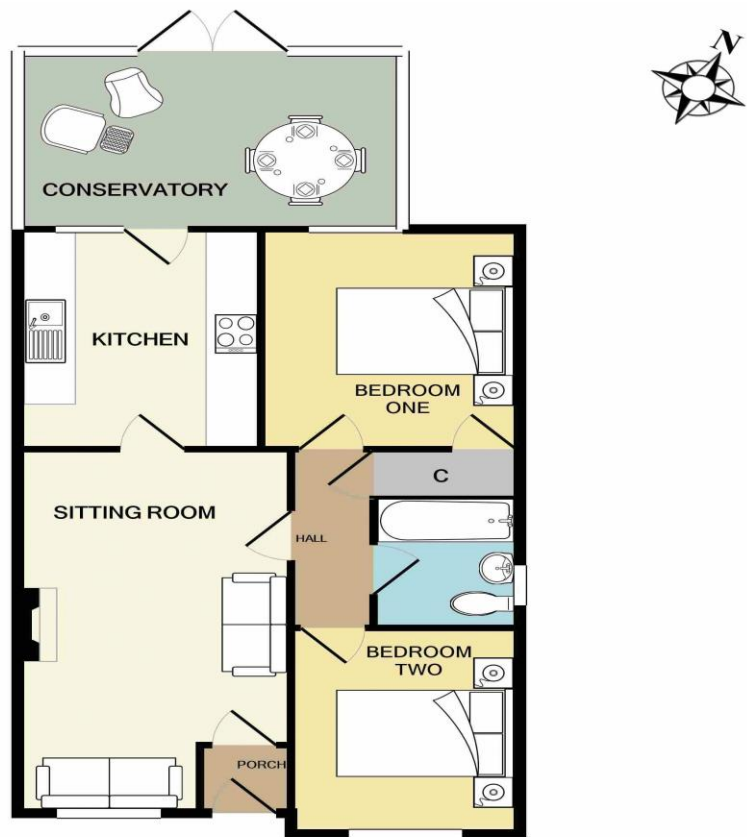
Outside

The property is approached via a large vehicular driveway leading to the garage providing parking for several cars in tandem with outside water tap and double outside power point. The front garden is laid to lawn and the rear garden is mostly laid to lawn with a decked seating area, patio, flower bed, personnel door to garage and new timber panelled fencing with concrete posts.

Garage 17' 6" x 8' 11" (5.33m x 2.73m)

With up and over garage door, personnel door, light and power connected with modern consumer unit.





TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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