



19 St. Marys Park
Langport, TA10 9HD

George James PROPERTIES
EST. 2014

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Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

19 St Marys Park is a beautifully presented detached family home. The property has been substantially extended to create a larger sitting room and master bedroom as well as an open plan living area and garden room. The high quality modern kitchen has been well designed with additional storage units and the ground floor also includes a utility room and study. Outside there are enclosed gardens with large patio area and access to a single garage with off road parking. The front of the house overlooks green space with a footpath allowing easy access to The Hill and Langport town centre.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's 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. Council tax band D.

Entrance Hall

With stairs to the first floor, radiator and understairs storage cupboard.

WC

With low level WC and wash hand basin.

Sitting Room

19' 3" max x 15' 11" max (5.87m max x 4.86m max)
With windows to the rear and side, this room has been extended to create a large living room with fireplace housing wood effect stove. Radiator and double doors to the snug.

Snug

10' 5" x 8' 11" (3.18m x 2.73m)
With radiator and opening to:-



Garden/Dining Room 10' 7" x 8' 11" (3.22m x 2.73m)

With vaulted ceiling and roof window. Window to the side and bi-folding doors to the garden.

Kitchen 18' 4" x 9' 6" (5.60m x 2.90m)

With window to the rear, range of modern base and wall units with granite work surfaces over. Ceramic sink unit with mixer tap, space for dishwasher and cooker with extractor hood over. Space for 'American' style fridge freezer. Further range of units and radiator.

Study 6' 11" x 5' 5" (2.10m x 1.65m)

With window to the front and radiator.

Utility Room 8' 9" x 5' 3" (2.67m x 1.60m)

With window to the rear and door to the garden. Range of base and wall mounted kitchen units with sink and mixer tap. Space for washing machine and wall mounted gas boiler.

Landing

With access to the loft space.

Bathroom 10' 11" x 5' 7" (3.34m x 1.70m)

With window to the rear, modern bathroom suite comprising low level WC, vanity wash hand basin and free standing roll top bath with central taps. Large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 1 15' 0" x 12' 8" (4.58m x 3.86m)

This lovely principle bedroom is a generous size with windows to the rear and side, walk in wardrobe and further double wardrobe. Radiator.

En-Suite Shower Room

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

Bedroom 2 10' 3" x 8' 11" (3.13m x 2.73m)

With window to the rear and radiator. Built in double wardrobe.

Bedroom 3 15' 3" max x 8' 0" max (4.64m max x 2.44m max)

With roof window to the rear and radiator. Built in mirror fronted wardrobe.

Bedroom 4 10' 6" x 6' 1" (3.21m x 1.85m)

This room is divided in to a bedroom area and playroom/office area.

Playroom/Office Area 7' 8" x 5' 6" (2.33m x 1.68m)

Accessed from the bedroom these rooms create an excellent child's bedroom or work area.

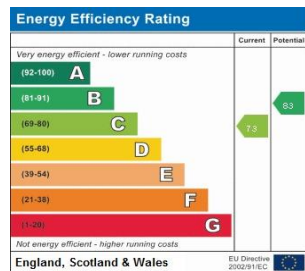
Outside

To the front of the house the garden is laid to slate chippings with raised beds. A path and gate lead to the rear where there is a large patio, raised lawn and access to the garage. A rear gate leads to the off road parking area.





TOTAL FLOOR AREA : 1482 sq.ft. (137.6 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.
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