



6 Orchard Vale
Langport, TA10 9QW

George James PROPERTIES
EST. 2014

6 Orchard Vale

Langport, TA10 9QW

Guide Price - £375,000

Tenure –

Local Authority –

Summary

6 Orchard Vale is a good size detached bungalow occupying a lovely plot at the head of this popular cul-de-sac. The accommodation includes sitting room, kitchen, garden room, three bedrooms and utility area. There are large front and rear gardens with ample parking, garage and useful workshop. The property offers scope to extend if required.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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, gas and electricity are all connected. Council tax band D.

Entrance Porch

With part glazed door to the entrance hall.

Entrance Hall 17' 9" x 4' 11" (5.4m x 1.5m)

With radiator, access to the loft space and built in airing cupboard with slatted shelving.

Sitting Room 16' 1" x 12' 6" (4.9m x 3.8m)

With radiator and window to the front. Feature stone fireplace housing coal effect gas fire. Large window size serving hatch to kitchen.

Kitchen 11' 10" x 10' 6" (3.6m x 3.2m)

With window to rear. A range of base and wall mounted units with work surfaces over. Including one and a half bowl sink and drainer unit with mixer tap. Wall mounted fold away grill. Under counter cooker. Four ring gas hob. Radiator. Arch leading to utility room.



Utility room 7' 3" x 7' 10" (2.2m x 2.4m)

Including a range of base units With doors leading to Bedroom 3/Study and the conservatory.

Bedroom 1 13' 9" x 12' 2" (4.2m x 3.7m)

With window to front. Radiator. Built-in wardrobes.

Bedroom 2 12' 10" x 9' 2" (3.9m x 2.8m)

Window to rear. Radiator. Built-in wardrobes

Bedroom 3/Study 11' 6" x 7' 10" (3.5m x 2.4m)

With window to front. Radiator.

Bathroom 5' 11" x 5' 3" (1.8m x 1.6m)

With window to the rear, wash hand basin and panelled bath with thermostatic shower over. Radiator. Extractor fan.

WC 5' 11" x 2' 7" (1.8m x 0.8m)

With window to the rear and low level WC.

Conservatory 12' 1" x 7' 3" (3.68m x 2.2m)

Door to leading to rear garden.

Outside

The property is accessed via an in and out vehicular driveway. There is ample parking for several cars.

Garage

With up and over garage door. Power connected.

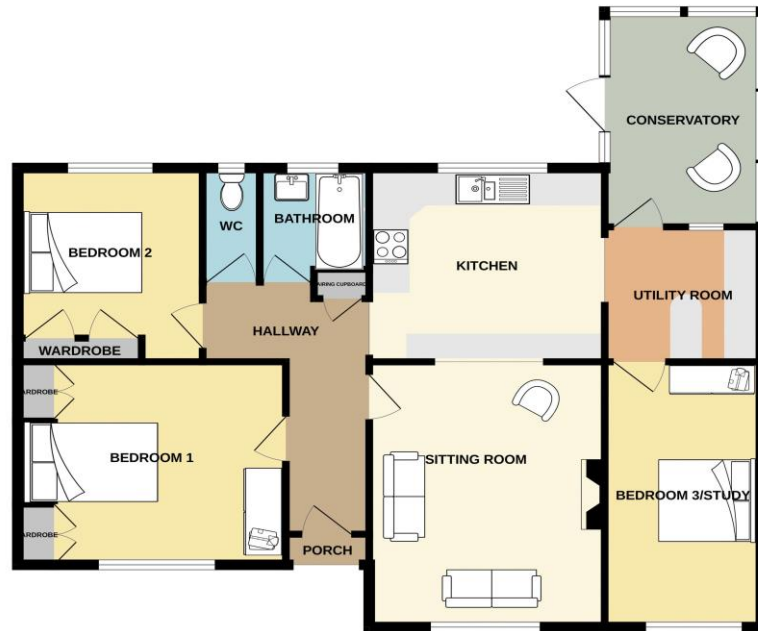
Workshop

A useful separate workshop can be accessed from the front and rear gardens. It is currently split into two rooms with power, lighting and plumbing connected.

The substantial front gardens include two lawned areas bordered by mature shrubs and enclosed with hedging and fencing. Access to the garage and workshop as well as to the rear garden via paths on either side of the bungalow. With ample off road parking and an expansive paved in and out driveway. The large rear garden includes an extensive lawn bordered by mature plants and shrubs, beautiful apple tree and a paved patio area with outside tap.



GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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 floorplan 620224

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	88	
(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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