



61 Fern Road
Langport, TA10 9BU

George James PROPERTIES
EST. 2014

61 Fern Road

Langport, TA10 9BU

Guide Price - £339,950

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

61 Fern Road is a modern semi-detached townhouse built in 2015 by CJ Fry. The accommodation comprises sitting room, kitchen/diner and cloakroom on the ground floor, three bedrooms and family bathroom on the first floor and walk in wardrobe, master bedroom and en-suite shower room situated on the second floor. Outside, the property offers a tandem driveway, detached garage and enclosed rear garden.

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. 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 drainage, water, gas and electricity are all connected. Council tax band D.

Entrance Hall

With stairs to first floor and understairs storage cupboard, wall mounted digital thermostat and radiator.

Sitting Room 16' 3" x 9' 9" (4.95m x 2.97m)

With sash window to front and radiator.

Downstairs Cloakroom

With low level WC, pedestal wash hand basin with splashback, extractor fan and radiator.



Kitchen/Diner 17' 5" x 12' 5" max (5.31m x 3.78m max)

With window to rear and part glazed door to rear garden, range of wall and base units with inset stainless steel one and a half sink/drain unit, space and plumbing for washing machine, tiling to splash prone areas, cupboard housing wall mounted gas fired combination boiler, radiator, built in appliances comprising double oven, five ring gas hob with stainless steel extractor canopy over, fridge/freezer and dishwasher.

First Floor Landing

Airing cupboard with light, slatted shelving and electric heater. Radiator.

Bedroom Two 14' 3" x 9' 11" max (4.34m x 3.02m max)

With window to rear, fitted shelving units and radiator.

Bedroom Three 12' 5" x 9' 7" max (3.79m x 2.93m max)

With sash window to front and radiator.

Bathroom

With frosted sash window to front, panelled 'P' shaped bath with mains shower over and glass screen, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, shaver/light point and chrome heated towel rail.

Bedroom Four 9' 5" x 7' 3" max (2.86m x 2.20m max)

With window to rear and radiator.

Second Floor Landing

With access to roof space and walk in wardrobe.

Bedroom One 13' 11" x 13' 0" plus bay (4.25m x 3.95m plus bay)

With bay window to front, built in storage cupboard and radiator.

En-suite Shower Room

With Velux window to rear, tiled shower cubicle with electric shower and glass entry door, low level WC, pedestal wash hand basin, part tiled walls, shaver/light point, extractor fan and chrome heated towel rail.

Outside

The property is approached via a vehicular driveway which leads to a pedestrian gate providing access to the rear garden. The garden has been mostly laid to lawn with a patio area and is enclosed by timber panelled fencing.

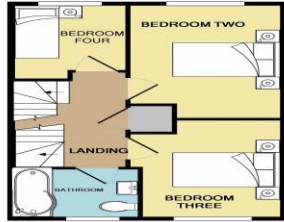
Garage 20' 10" x 9' 7" (6.35m x 2.92m)

With single up and over garage door, light and power.

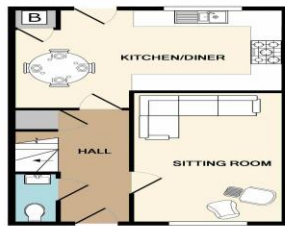




2ND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

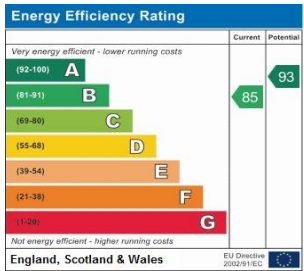


1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other space 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, appliances and specifications shown have not been tested and no guarantee is given as to their availability or condition at the time shown.
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