



80 Bow Street,
Langport, TA10 9PH

Guide Price £190,000

1 bedrooms
Ref:EH001720



ENGLISH HOMES

www.english-homes.co.uk

Overview

- 1 bedroom cottage
- Garage & off road parking
- Tucked away just off the High Street
- No onward chain
- Spacious garden
- Ground floor accommodation
- Gas central heating
- Period features



A charming cottage which is ideally situated in a tucked away position in the heart of Langport with the benefit of a garage and off road parking. This property offers a great amount of charm with bespoke hand made doors and vaulted ceiling and is ideal for someone of retirement age as it is all on one level or as an investment, Air BNB or as a first time buyer. A particular mention has to be that of the garden which is a great size in the heart of Langport and the garage which has a utility area. Further benefits include gas central heating, no onward chain, double glazing and level walking distance to the shops and countryside.



ACCOMMODATION:

Wooden door provides access to:

Entrance Hall: 6' 5" x 5' 3" (1.96m x 1.61m)

Radiator, gas combination boiler serving both the domestic heating and hot water, smoke detector, archway through to:

Bedroom: 11' 1" x 10' 9" (3.38m x 3.28m)

Velux window, side aspect double glazed window, vaulted ceiling, radiator, television point, attractive wood and glass panel door through to bathroom and attractive double wood and glass panel floor through to living room.

Living Room: 11' 3" x 11' 3" (3.44m x 3.42m)

Minimum measurement. Velux window, side aspect double glazed window, vaulted ceiling, radiator, television point, corner TV cabinet, window through to kitchen, double glazed wooden French doors to the rear garden, archway through to:



Kitchen: 10' 1" x 7' 9" (3.07m x 2.37m)

Rear aspect double glazed window, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in gas hob, electric Neff oven, integrated fridge, concealed extractor fan, tiled splash backs, tiled flooring, inset spot lights, radiator, telephone point, wooden double glazed stable door to the rear garden, attractive wooden glass panel door through to bathroom.

Bathroom:

Bath with side panel, shower over with glass shower screen, low level toilet, pedestal wash hand basin, tiled splash backs, radiator, tiled flooring, extractor fan, storage cupboard, door back through to bedroom.

Outside:

There is a covered paved patio & decking area directly to rear of the property. There is a further paved patio area with raised beds and a gravelled path. This leads to a well established clematis and archway leading to a further garden with gravelled path. The garden is enclosed by fence panels.


Garage with utility & Parking: 19' 1" x 16' 0" (5.81m x 4.87m)

A wooden gate provides access to a gravelled parking and turning area. The garden is of timber construction with a pitch tiled roof. There is power, lighting, sink and drainer with mixer taps, roll top work surface, low level cupboard and wall mounted cupboards, space and plumbing for washing and tumble dryer, smoke detector, storage cupboard, side aspect windows. There is also a loft access with loft ladder and storage above.

Agents Note:

There is a covered shared pathway which leads to the front of the property. As the garage and parking is located to the rear it is unlikely this will be used as the easiest access would be via the kitchen.

Services:

The property is on mains water, drainage, electricity and gas.

Amenities:

The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Directions:

What3words: \\\lizards.roaring.piled

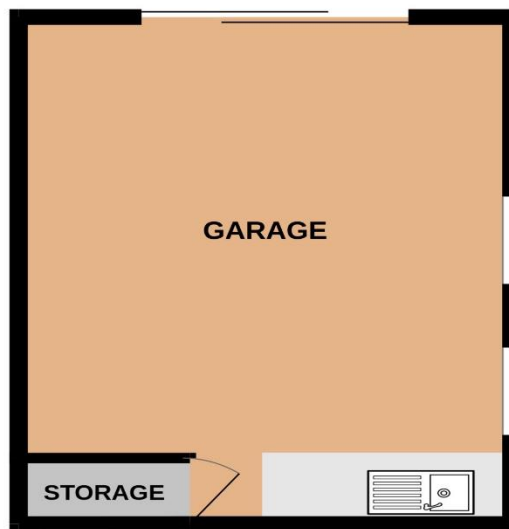
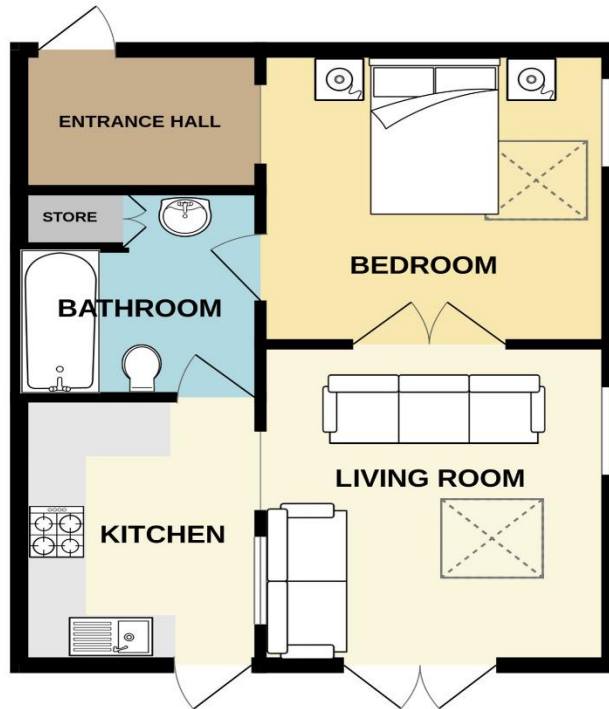
VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

GROUND FLOOR



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 ©2024



ENGLISH HOMES

9 Parrett Close, Langport, Somerset, TA10 9PG
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.