



Willow Way, Wagg Drove,
Langport, Somerset, TA10 9ER

Guide Price £240,000

2 bedrooms
Ref:EH001639



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Overview

- A 2 bedroom detached bungalow
- Countryside views to the front
- Well landscaped garden
- Boarded loft ideal as a hobby room
- Garage & off road parking
- Small countryside lane location
- Gas central heating
- Conservatory
- Open fireplace
- In need of some renovation



A 2 bedroom detached bungalow located in a small country lane with open views to the surrounding countryside, ideal to watch the wildlife. The property is set in approx. 1/5th of an acre with a well landscaped rear garden. Further benefits include garage, off road parking, uPVC double glazing and gas central heating. Accommodation comprises hallway, living room, kitchen, conservatory, 2 bedrooms, family bathroom and a boarded loft ideal as a hobby room.



ACCOMMODATION:

There is a tiled entrance verandah with an opaque double glazed door through to:

Hallway:

Front aspect uPVC double glazed window with countryside views, strip wood flooring, radiator, loft hatch access, airing cupboard with factory lagged hot water tank and slatted shelving, boiler/storage cupboard with gas boiler, doors lead off to:

Living Room: 16' 11" x 10' 4" (5.15m x 3.16m)

Front aspect uPVC double glazed window with countryside views, radiator, fireplace with hearth and mantel, strip wood flooring, uPVC double glazed French doors to:

Conservatory: 20' 0" x 7' 7" (6.10m x 2.32m)

Brick based uPVC double glazed conservatory with windows to the rear and side, radiator, spot lights, uPVC double glazed doors to the rear garden and uPVC double glazed door to bedroom 2/study.

Kitchen/Breakfast Room: 13' 1" x 9' 4" (4.00m x 2.84m)

Front aspect uPVC double glazed window with countryside views, 1 1/2 bowl stainless steel



sink and drainer, a range of low level and wall mounted kitchen units, roll top work surfaces, space and plumbing for washing machine, built in oven and grill, gas hob, tiled splash backs, radiator, tiled flooring, spot lights, side aspect uPVC double glazed window, uPVC double glazed stable door to the side.

Bedroom 1: 11' 10" x 9' 11" (3.61m x 3.01m)

Radiator, strip wood flooring, archway to:

Dressing Area: 7' 4" x 7' 7" (2.23m x 2.31m)

Rear aspect uPVC double glazed window giving views over the garden, radiator, strip wood flooring, archway to:

En-Suite:

Rear aspect opaque uPVC double glazed window, shower cubicle with electric shower, wall mounted wash hand basin, low level dual flush toilet with concealed cistern, radiator, strip wood flooring.

Bedroom 2/Study: 11' 11" x 8' 11" (3.63m x 2.71m)

Rear aspect uPVC double glazed window through to conservatory, strip wood flooring, uPVC double glazed French doors to conservatory.

Bathroom:

Front aspect uPVC double glazed window, bath with side panel and mixer taps, electric shower over, Vanity wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, tiled splash backs, tiled flooring, inset spot lights.

Loft: 22' 6" x 8' 10" (6.86m x 2.68m)

Boarded, loft ladder, 2 Velux windows, power, lighting, under eaves storage. Ideal as a hobby room.



Outside:

Garage & Parking: 16' 9" x 9' 6" (5.11m x 2.90m)

There is a concrete and gravelled driveway providing off road parking. There are double wooden doors to the garage which has power, lighting and rear aspect window. There is an asbestos roof to the garage.

Front:

There is a gravelled frontage with a small wall surrounding the property, ideal to sit out and watch the wildlife to the front.

Rear:

The property stands in approx. 1/5th of an acre with a level lawned garden which is a delight. It is well landscaped with a variety of well stocked borders, rockery and pond. There is a paved patio area to the rear with fence panel surround. The garden is open to the front to allow you to enjoy the views this property has to offer.



AGENTS NOTE:

The property did flood in December 2023 with a degree of renovation needed. Further details on request.

Services:

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

Directions:

What3words: ///breezes.intervals.relieves

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.



VIEWINGS BY APPOINTMENT:

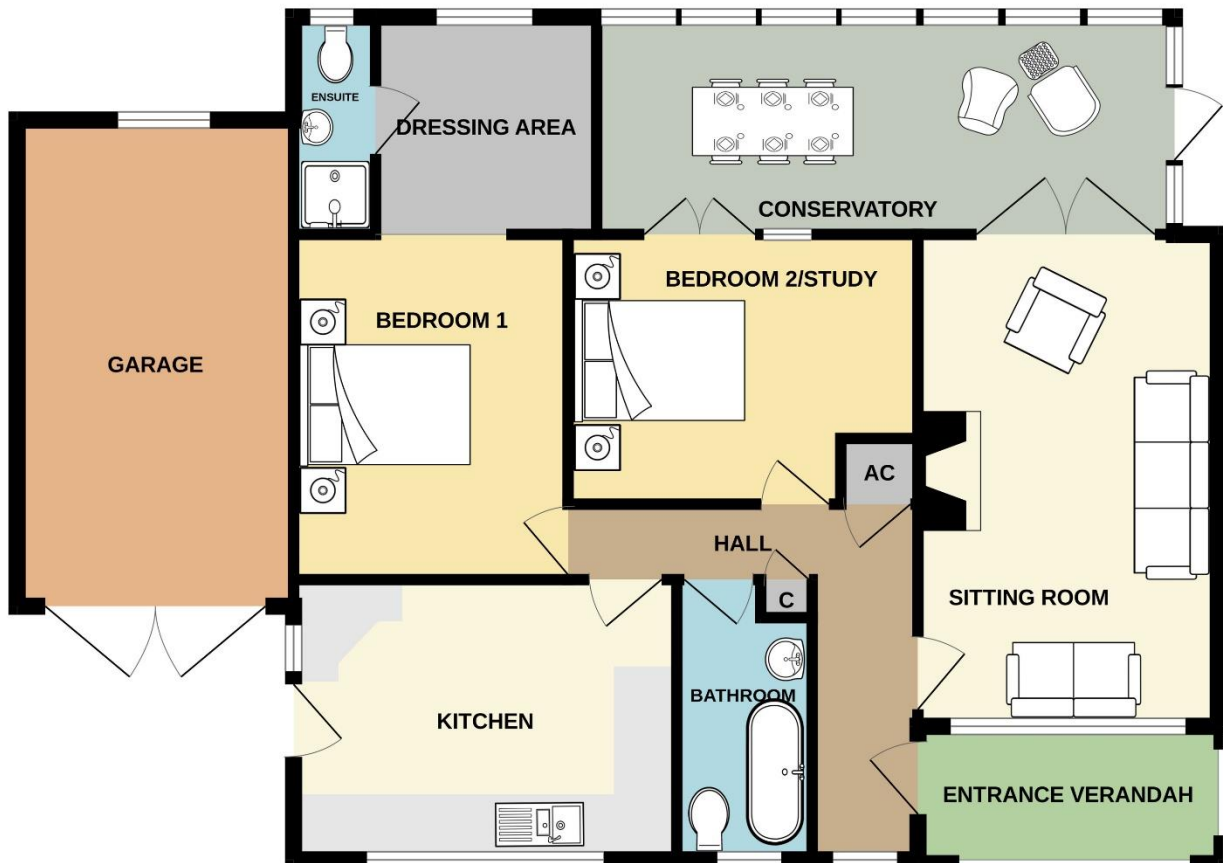
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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