



47 Barrymore Close, Huish Episcopi,  
Langport, Somerset, TA10 9TD

Guide Price £200,000

2 bedrooms  
Ref:EH001756



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## Overview

- 2 Double bedroom terraced house
- Garage & off road parking
- Gas central heating
- Enclosed garden
- Partial countryside views
- Ideal first time/investment buy
- uPVC double glazing
- No onward chain



A 2 double bedroom house with partial countryside views ideal for first time and investment buyers alike. The property is brought to the market with the benefits of garage and off road parking, uPVC double glazing, gas fired central heating and enclosed rear garden. With accommodation comprising, entrance porch, living/dining room, kitchen/breakfast room, 2 double bedrooms and family bathroom. Early viewing is recommended to avoid disappointment!



### ACCOMMODATION:

Opaque uPVC double glazed door provides access to:

#### Porch:

Laminate flooring, archway through to:

**Living/Dining Room: 16' 2" x 13' 5" (4.92m x 4.09m)**

Front aspect uPVC double glazed window, radiators, coving, thermostatic control, open plan stairs rise to first floor landing, door through to:

**Kitchen/Breakfast Room: 13' 5" x 6' 11" (4.09m x 2.10m)**

Rear aspect uPVC 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, tiled splash backs, space for gas cooker, radiator, space and plumbing for washing machine, breakfast bar, space for upright fridge/freezer, tiled flooring, spot lights, opaque uPVC double glazed door to rear garden.



**First Floor Landing:**

Loft hatch access, airing cupboard with combination gas boiler, slatted shelving, doors lead off to:

**Bedroom 1: 11' 8" x 10' 0" (3.55m x 3.05m)**

Front aspect uPVC double glazed window with partial countryside views, radiator, louvre doors give access to a wardrobe with 2 hanging rails and shelving.

**Bedroom 2: 11' 7" x 7' 0" (3.53m x 2.13m)**

Rear aspect uPVC double glazed window, radiator.

**Bathroom:**

Rear aspect opaque uPVC double glazed window, bath with tongue and groove side panel, Triton electric shower over, low level toilet, pedestal wash hand basin with mixer taps, tiled splash backs, heated towel rail, wall mounted Dimplex electric fan heater, extractor fan, laminate effect flooring.

**Outside:**

**Front:**

There is a concrete area to the front with a side fence panel border.

**Rear:**

There is a paved patio area. The garden is laid mainly to lawn with well stocked and landscaped borders. Enclosed is a garden shed, with side fence panel borders and wall/panel rear border. A courtesy gate provides rear access.



**Amenities:**

Huish Episcopi is less than one mile from the town of Langport which 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 Episcopi Academy and Sixth Form. 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:**

From English Homes Langport Office, turn right past Tesco and continue to the Kelways roundabout turn right onto Field Road take the

first left into Brookland Road. Take the right hand turning into Barrymore Close, where the property is located on the left hand side denoted by an English Homes For Sale board.

**VIEWINGS STRICTLY BY APPOINTMENT:**

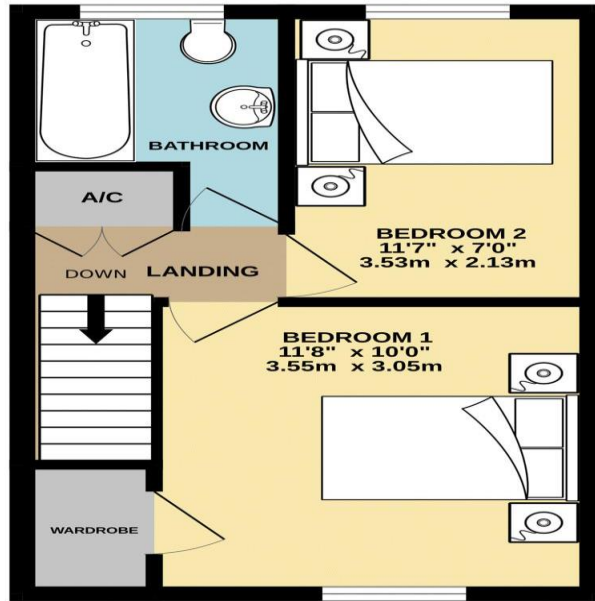
**Langport Office 01458 252530**

**sales@english-homes.co.uk**

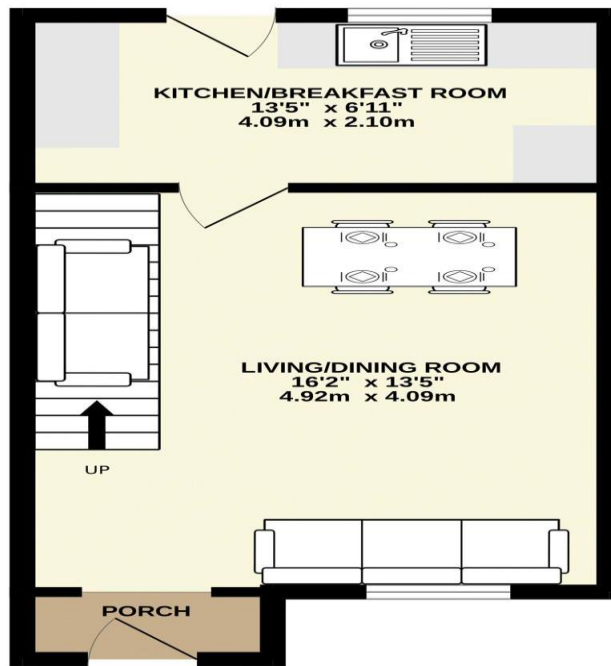
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1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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