



3 Garden City, Huish Episcopi,
Langport, Somerset, TA10 9ST

Offers in excess of £260,000

4 bedrooms
Ref:EH001772



ENGLISH HOMES

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Overview

- 4 bedroom semi detached house
- No onward chain
- Garage parking
- Spacious level lawned garden
- Cloakroom
- Cul-de-sac location
- Convenient to Langport town
- Kitchen/Breakfast Room
- Living Room & Separate Dining Room



A 4-bedroom semi-detached house located in a popular cul-de-sac convenient to amenities. Benefits include an exceptional garden, ideal for family living, mains utilities being electric, gas and water, cloakroom, uPVC double glazing, plus a large garage. This spacious accommodation comprises, porch, hallway, living room, dining room, kitchen/breakfast room, cloakroom, 4 bedrooms and a family bathroom.



ACCOMMODATION:

uPVC double glazed door provides access to:

Entrance Porch:

Triple aspect uPVC double glazed windows, tiled flooring, lighting, opaque uPVC double glazed door provides access to:

Hallway:

Stairs rise to first floor landing, thermostatic control, opaque glass panel doors lead to:

Living Room: 15' 1" x 10' 4" (4.59m x 3.16m)

Front aspect uPVC double glazed window, radiator, beamed ceiling, gas coal effect fire, radiator, archway through to kitchen/breakfast room.

Dining Room: 13' 5" x 9' 3" (4.09m x 2.83m)

Maximum measurements. Front aspect uPVC double glazed window, radiator, larder cupboard, door through to:

Kitchen/Breakfast Room: 21' 5" x 6' 8" (6.53m x 2.04m)

Rear aspect uPVC double glazed window, full length rear aspect uPVC double glazed window, uPVC double glazed door leading to rear garden, stainless steel sink and drainer



with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space and plumbing for washing machine and dish washer, tiled splash backs, radiators, strip light, storage cupboard, space for upright fridge/freezer, door to:

Cloakroom:

Side aspect opaque uPVC double glazed window, low level toilet, radiator, corner wash hand basin, tiled splash back, radiator.

First Floor Landing:

Loft hatch access, doors off to:

Bedroom 1: 16' 0" x 9' 3" (4.87m x 2.81m)

Dual aspect uPVC double glazed windows to the front and side, radiator, built in double wardrobe.

Bedroom 2: 11' 0" x 6' 7" (3.35m x 2.00m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 3: 10' 0" x 6' 8" (3.06m x 2.03m)

Rear aspect double glazed window, radiator, opaque window through to shower room.

Bedroom 4: 13' 4" x 7' 1" (4.06m x 2.15m)

Maximum measurements. Front aspect uPVC double glazed window, radiator, cast iron fireplace, airing cupboard with hot water tank and slatted shelving.

Shower Room:

Double shower cubicle with Briston electric shower, pedestal wash hand basin, low level toilet, tiled splash backs, radiator, extractor fan, storage cupboard, shaver point and strip



light, picture rail, opaque window to bedroom.

Outside:

Front & Parking:

There is a concrete path to the property with the garden laid to lawn with well stocked borders. An iron trellis gate gives access to the concrete driveway which the neighbouring property has access over.

Garage: 15' 6" x 11' 5" (4.72m x 3.49m)

Wooden door gives access, pitched roof, power, lighting and courtesy door gives access to the rear garden.

Rear:

There is a concrete patio with the garden being laid to lawn. There are a number of mature trees, well stocked borders and fence panel surround.

Directions:

What3words: <https://w3w.co/stun.wider.snares>

Services:

The property is connected to mains gas, drainage, water and electricity.

Amenities:

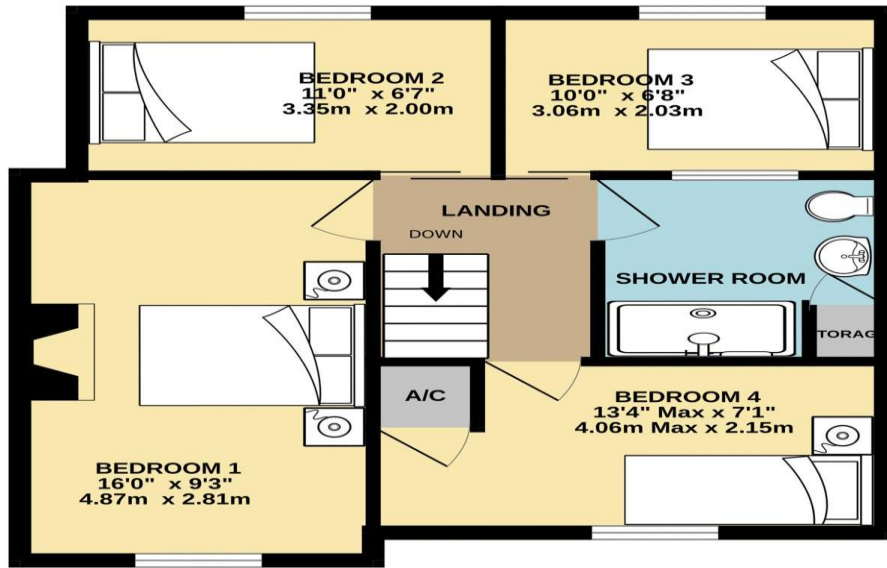
The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy. The town of Langport itself lies only about 8 miles north of the A303 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:

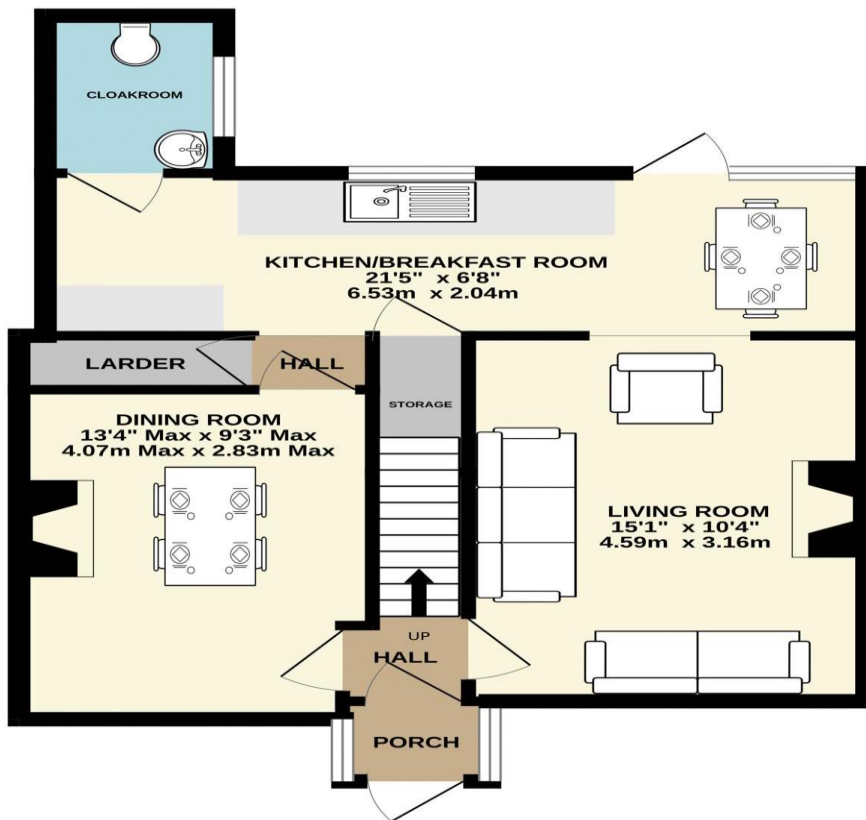
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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		35
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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