



10 Redwood Grange, Huish Episcopi,
Langport, Somerset, TA10 9BF

Guide Price £155,000

2 bedrooms
Ref:EH001819



ENGLISH HOMES

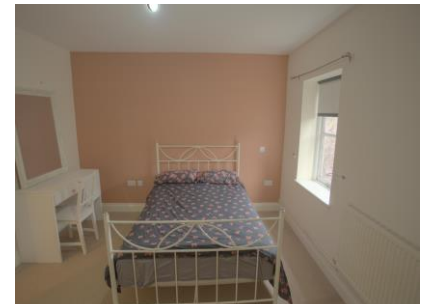
www.english-homes.co.uk

Overview

- 2 Double bedroom apartment
- No Onward chain
- Gas central heating
- 2 Allocated parking spaces
- Attractive communal entrance
- Double glazing
- Ideal first time/investment buy
- Period property



A 2 double bedroom apartment situated in the historic building of Redwood Grange. There is a grand entrance to the property with a large stained glass window. On entering the property there is an open plan kitchen/living room, bathroom and 2 double bedrooms. The property benefits from no onward chain, 2 allocated parking spaces, telephone entry system, period features, double glazing and gas central heating.



heating.

ACCOMMODATION:

Spacious communal entrance hallway with attractive stairwell to the property with a large stained glass window.

Hallway:

Wardrobe with hanging rail and shelving above, telephone point, telephone entry system, radiator, smoke detector, stairs down to the bedroom and doors leading off to:

Open Plan Living Room/Kitchen: 16' 3" x 14' 10" (4.95m x 4.52m)

L Shaped Max measurements. 2 rear aspect double glazed Sash windows, radiator, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, stainless steel gas hob and electric oven, stainless steel extractor hood over, integrated slim line dish washer, space and plumbing for washing machine, space for upright fridge/freezer, gas combination boiler, spot lights, smoke detector.



Bathroom:

Bath with side panel, mixer taps, shower over, glass shower screen, low level dual flush toilet with concealed cistern, vanity wash hand basin with mixer taps, heated towel rail, inset spot lights, extractor fan.

Bedroom 1 13' 0" x 11' 11" (3.95m x 3.62m)

Max measurements. Rear aspect double glazed sash window, radiator, built in wardrobe.

Bedroom 2: 10' 10" x 10' 2" (3.31m x 3.09m)

L Shaped max measurements. Front aspect double glazed Sash window, radiator, storage cupboard, loft hatch access.

Services:

Mains electricity, gas, water and drainage.

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: ///posting.possibly.forwarded

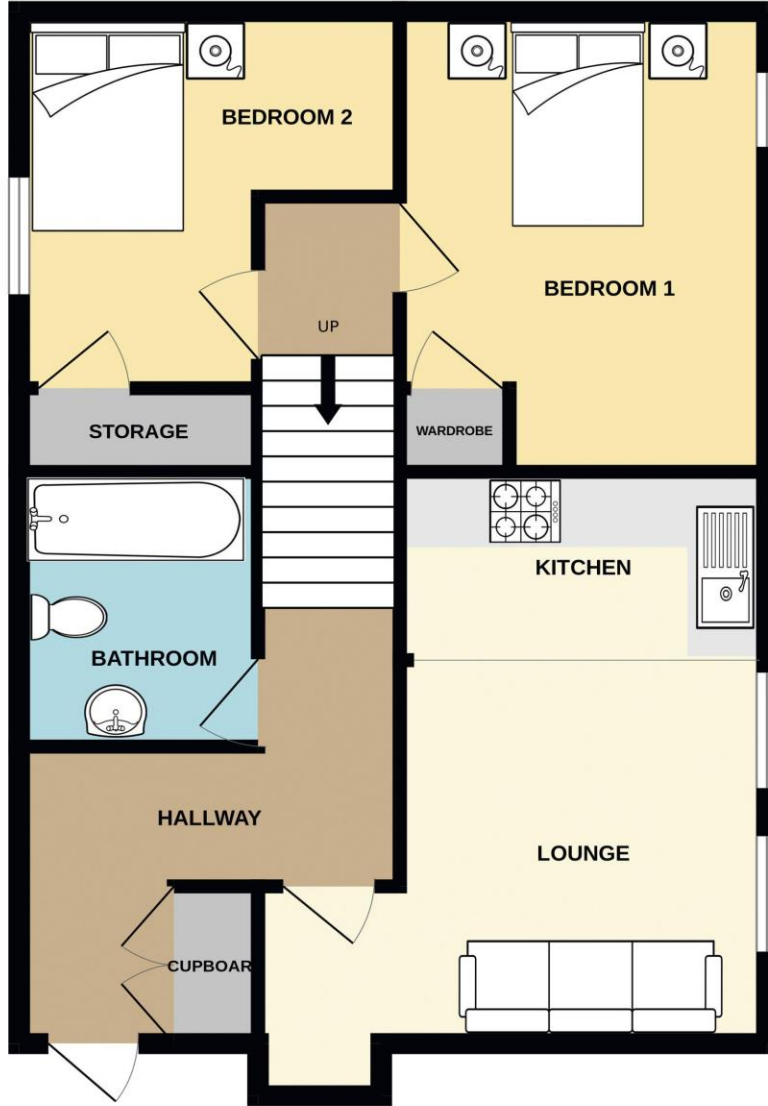
VIEWINGS STRICTLY BY APPOINTMENT:

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(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.
Made with Metropix ©2024



ENGLISH HOMES

9 Parrett Close, Langport, Somerset, TA10 9PC
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.