



8 Moor Close
Langport, Somerset, TA10 9RR

Guide Price £120,000

2 bedrooms
Ref:EH001431



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Overview

- A Purpose Built First Floor Flat
- Two Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Enclosed shared rear Garden
- No onward chain
- Self contained entrance



A purpose build first floor maisonette with benefits including uPVC double glazing, shared enclosed garden, no onward chain and being so convenient to all the amenities Langport has to offer. Accommodation comprises: stairs up, hallway, living room, kitchen/breakfast room, two bedrooms and bathroom. Ideal for both first time or investment buyers alike.



Accommodation

Entrance

Front door opening to stairs leading to first floor accommodation. Door to;

Hallway

Doors to all rooms, loft access, night storage heater.

Living Room 10' 6" x 13' 0" (3.21m x 3.97m)

uPVC double glazed window to front aspect, blind, night storage heater, built-in cupboard housing hot water tank, tv point and telephone point.

Kitchen/Breakfast Room 13' 1" x 8' 2" (3.98m x 2.48m)

uPVC double glazed window to the rear aspect, range of wall, base and drawer units with work surface over and inset stainless steel sink/drainage unit, mixer tap, built in electric oven, hob and stainless steel extractor hood over. space and plumbing for washing



machine, space for fridge/freezer, tiled flooring, tiled splashbacks, night storage heater.

Bedroom 1 12' 6" x 10' 7" (3.80m x 3.22m)
uPVC double glazed window to front aspect, blind and electric heater.

Bedroom 2 11' 7" x 11' 5" (3.54m x 3.49m)
uPVC double glazed window to rear aspect, blind and electric heater.

Bathroom

Double glazed window to rear aspect, tiled window sill, low WC, pedestal wash hand basin, panelled bath with electric shower over, tiling to walls and floor areas, Dimplex heater and mirror.

Outside

Gate and path from front leadings to side aspect where the main front door leads up to the flat. To the rear there is a gravelled garden area with borders, low fence divides this from the downstairs flats garden area. There is a brick built outbuilding giving some storage space. To the front there is a layby where it may be possible to park a vehicle on a first come basis.



Directions

From the Langport office turn right out of the car park, continue out of Langport. The property is located a short distance on the left hand side after Tesco, denoted by an English Homes for sale board.

Amenities

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 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.

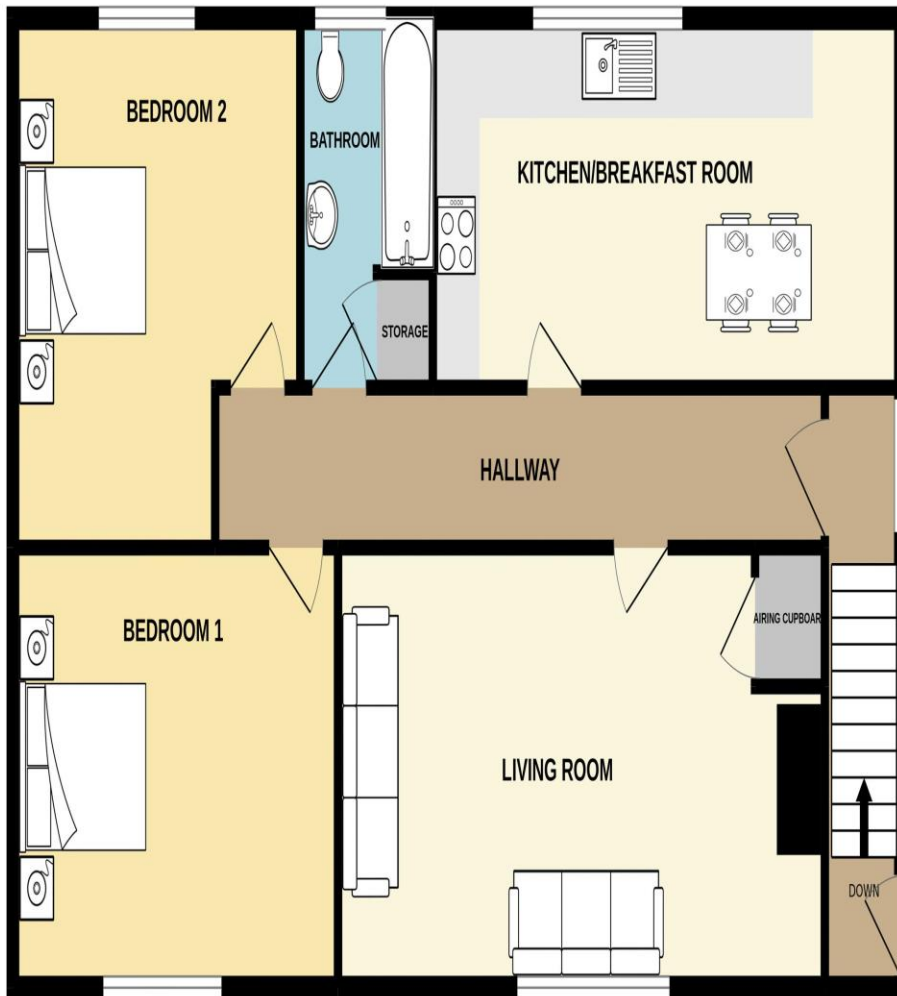
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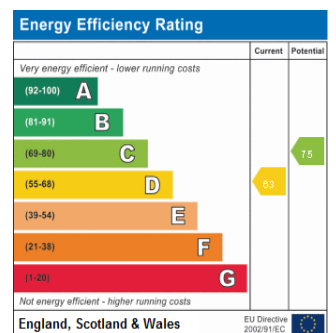
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marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.



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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