



Withy Cottage, Westover,  
Langport, Somerset, TA10 0DZ

Guide Price £375,000

5 bedrooms  
Ref:EH000384



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## Overview

- 4/5 bedroom semi detached house
- Versatile accommodation, suitable for multi generational living or as a lovely family home
- Quiet tucked away Cul-de-sac location within walking distance of the town and open countryside
- No onward chain
- Off road parking for numerous vehicles
- Spacious accommodation measuring 157 square metres
- Gas central heating
- Living Room with open fireplace
- Wonderful open plan kitchen/dining room measuring in excess of 11 metres in length



Internal viewing is a must to appreciate this spacious 4/5 bedroom property which measures 1,688 square feet. On entering the property you are welcomed with wooden flooring and the living room with its open fireplace. Particular mention has to go to the open plan kitchen & dining room which is bright and airy and provides a great space for entertainment. There is another reception room to the ground floor which can be used as a family room or as a bedroom, with a shower room being located next to it. Further benefits include uPVC double glazing, gas central heating, enclosed garden, gravelled parking for numerous vehicles, no onward chain and the location being in a quiet tucked away position but being close to the town centre and countryside walks.



### ACCOMMODATION:

Opaque stained glass door provides access.

#### Hallway:

Radiator, wood flooring, under stairs recess with cupboard, stairs rising to first floor landing, doors to:

#### Living Room: 14' 7" x 13' 8" (4.45m x 4.17m)

Front aspect uPVC double glazed sash style window, radiator, open fireplace with stone hearth and wood mantel, wood flooring, wall mounted uplighters.

#### Inner Hall:

Wood flooring, opens to dining room with doors leading to:

#### Bedroom 5/Family Room: 14' 10" x 11' 11" (4.52m x 3.63m)

Rear aspect uPVC double glazed window, radiator, laminate flooring.

#### Shower Room/Utility:

Rear aspect uPVC double glazed window, corner shower cubicle with mains fed shower, low level dual flush toilet, pedestal wash hand basin, tiled splash backs, gas boiler, roll top



work surface, space and plumbing for washing machine.

**Dining Room: 21' 3" x 10' 6" (6.48m x 3.19m)**

Min measurements. 2 Velux windows, radiator, double glazed French doors to the rear, wood flooring, inset spot lights, archway through to:

**Kitchen: 14' 10" x 9' 9" (4.53m x 2.98m)**

Front aspect uPVC double glazed sash style window, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, built in gas hob with stainless steel extractor hood and light over, electric oven and grill, space and plumbing for washing machine, radiator, tiled flooring, inset spot lights, tiled splash backs, uPVC double glazed door to the front.

**First Floor Landing:**

Velux window, built in book shelf, doors leading off to:

**Bedroom 1: 13' 11" x 11' 9" (4.24m x 3.58m)**

Min measurements. Front aspect uPVC double glazed window, radiator, 2 built in wardrobes and built in cupboard.

**Bedroom 2: 12' 6" x 9' 0" (3.80m x 2.74m)**

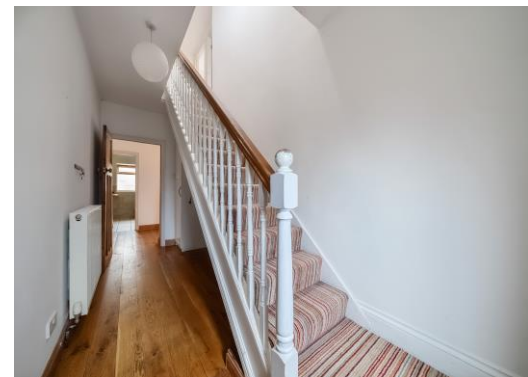
Velux window, radiator.

**Bedroom 3: 11' 7" x 9' 11" (3.53m x 3.02m)**

Front aspect uPVC double glazed window, radiator.

**Bedroom 4: 9' 3" x 9' 2" (2.82m x 2.79m)**

Velux window, radiator.



**Bathroom:**

Velux window, bath with side panel, mixer taps and mains fed shower over, low level dual flush toilet, Vanity wash hand basin, heated towel rail, tiled splash backs, tiled flooring, inset spot lights.

**Outside:**

To the front of the property is a gated and fenced block and paved patio, ideal to sit out to have an evening drink. To the rear is a decked area with raised flower bed border. To the side of the property is a garden which is laid to lawn with a patio, summer house and is enclosed by fence panels and stone wall to the rear.

**Parking:**

There is a gravelled area providing off road parking for numerous vehicles.

**Directions:**

What3words: ///record.aimlessly.expert

**Services:**

Mains water, electric, drainage and gas fired central heating.

**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:**

**Langport Office 01458 252530**

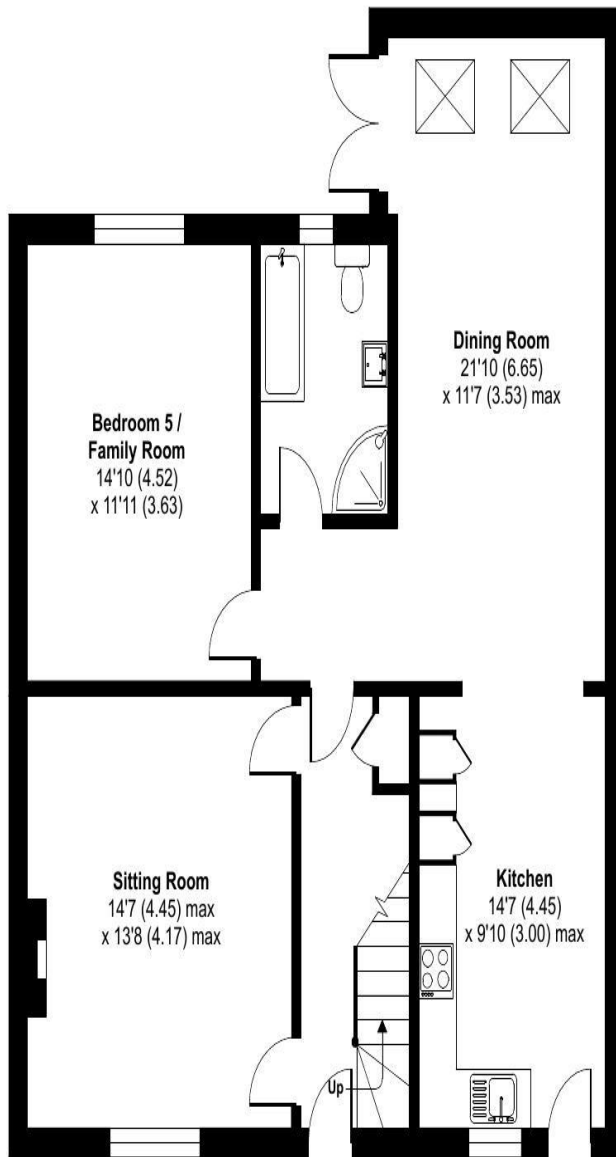
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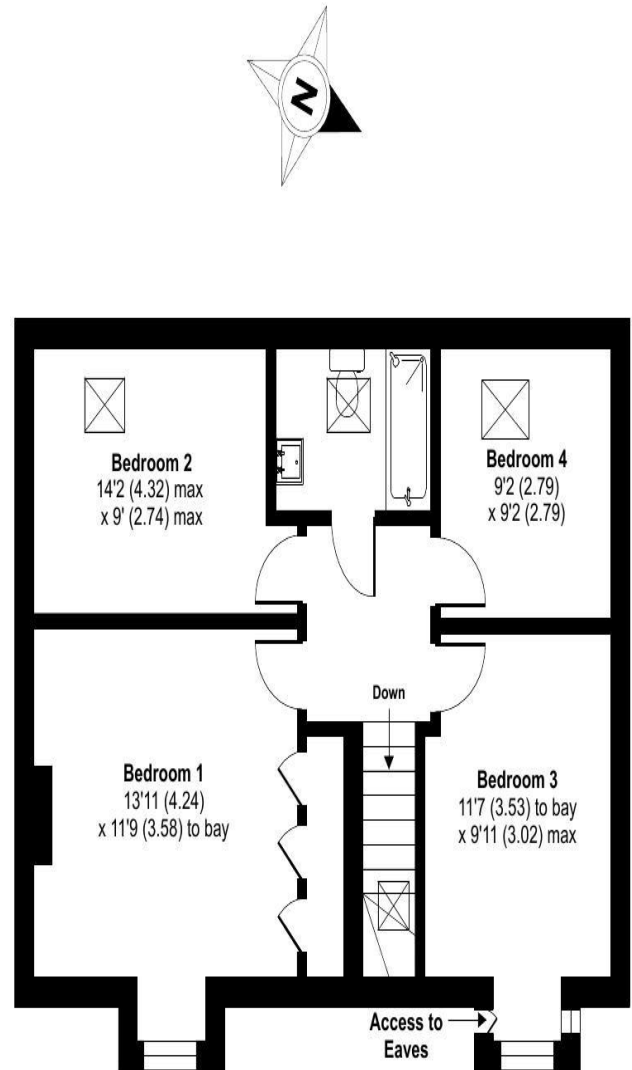
# Withy Cottage, Westover, Langport, TA10

Approximate Area = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2024. Produced for Hunters. REF: 1087830

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	82
		EU Directive 2002/91/EC	



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