



48 St. Marys Park  
Langport, Somerset, TA10 9HL

Guide Price £390,000

4 bedrooms  
Ref:EH001691



ENGLISH HOMES

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## Overview

- A 4 bedroom detached family home
- Master bedroom measuring 6.13m with en-suite bathroom
- Cloakroom
- Open plan kitchen/dining room opening onto the living room
- Off road parking
- Over looking the green
- uPVC double glazing and gas central heating
- Versatile living accommodation



A well presented 4 bedroom detached house with versatile accommodation ideal for family living, with a bespoke open plan kitchen with breakfast bar which leads onto a formal dining area. The addition of the wood burner makes the living room a cosy place in Winter months with patio doors leading onto the well landscaped garden. The master bedroom measures 6.13m in length with an en-suite bathroom, with further benefits including it's position overlooking the green, cloakroom, utility room, recently fitted modern shower room, uPVC double glazing, gas central heating, off road parking and well landscaped front and rear gardens.



### Accommodation:

Opaque stained glass double glazed door provides access to:

#### Hallway:

Stairs rising to first floor landing, understairs recess with built in bookshelf and display shelf, Karndean parquet style flooring, doors leading off to:

#### Cloakroom:

Front aspect opaque uPVC double glazed window, low level toilet with concealed cistern, pedestal wash hand basin, tiled to half height, coving, inset spotlights, door leading off to:

#### Utility / Storage: 16' 9" x 8' 9" (5.11m x 2.66m)

(Maximum measurements) Front aspect uPVC double glazed window overlooking the green, radiator, stainless steel sink & drainer with mixer taps, low level cupboard, roll top work surface, space & plumbing for washing machine, laminate flooring, built in storage cupboard with wall mounted cupboard & gas combination boiler.

#### Living Room: 15' 1" x 11' 11" (4.59m x 3.62m)

uPVC double glazed patio doors to the rear garden, wood burning stove with hearth, Karndean parquet



style flooring, radiator, picture light, coving, archway opens through to:  
**Kitchen/Dining Room: 23' 6" x 10' 11" (7.16m x 3.33m)**

(Maximum measurements) Dual aspect uPVC double glazed windows with views over to the park & garden behind, 1 1/2 bowl stainless steel sink & drainer with mixer taps, a range of low level and wall mounted kitchen units with roll top work surface, integrated dishwasher, soft close drawers, 4 ring gas hob with concealed extractor fan & lights over, built in grill & oven, breakfast bar with integrated fridge freezer, integrated bin store & cupboard below, lights over, radiator, Karndean parquet style flooring, inset spotlights & glass panelled door through to:

**Side Hall: 11' 8" x 2' 11" (3.56m x 0.89m)**

uPVC double glazed doors to both front & rear, space & plumbing for washing machine, tile effect flooring, side aspect opaque window, coving, strip light.

**First Floor Landing:**

Inset spotlights, loft hatch access, airing cupboard with slatted shelving & doors leading off to:

**Bedroom 1: 20' 1" x 9' 6" (6.13m x 2.90m)**

(Maximum measurements) Front aspect uPVC double glazed window overlooking the green, radiator, laminate flooring, fitted wardrobes, inset spotlight, coving & door through to:

**Ensuite:**

Front & side aspect opaque uPVC double glazed window, jacuzzi bath with side panel, shower over bath, vanity wash hand basin & mixer taps, low level dual flush toilet, tiled to full height, tiled flooring, inset spotlights, extractor fan.



**Bedroom 2: 13' 11" x 9' 6" (4.23m x 2.89m)**

Front aspect uPVC double glazed window overlooking the green, radiator, laminate flooring

**Bedroom 3: 10' 6" x 10' 5" (3.20m x 3.18m)**

Rear aspect uPVC double glazed window, radiator, fitted wardrobe & coving

**Bedroom 4: 7' 8" x 8' 10" (2.33m x 2.69m)**

(Maximum measurements) Rear aspect uPVC double glazed window, radiator, coving.

**Shower Room:**

Rear aspect opaque uPVC double glazed window, double shower cubicle, low level toilet, pedestal wash hand basin, heated towel rail, inset spotlights & extractor fan.

**Outside:**

**Front:**

There is tarmac driveway providing off road parking with a further gravelled area providing additional parking, well landscaped borders, gate which leads to side path to the rear.

**Rear:**

Paved patio area with garden laid to lawn with a further patio & raised decking area, well



landscaped borders with log store, fence panel and wall surround.

**Directions:**

From English Homes Langport Office turn right and pass Tesco and the petrol station on your left hand side. At the roundabout turn right and after approximately five hundred yards you will see Huish Episcopi Academy on the left and the entrance to St Mary's Park on the right. The property is located at the bottom of the close on the right hand side opposite the green.

**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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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.

1ST FLOOR



GROUND FLOOR



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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>		80
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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