



5 Bartletts Elm, Huish Episcopi,  
Langport, Somerset, TA10 9BS

Guide Price £207,500

2 bedrooms  
Ref:EH001793



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## Overview

- A 2 double bedroom terrace house
- No Onward Chain
- En-Suite to both bedrooms
- Underfloor heating
- Car Port & Parking
- Cloakroom
- Cul-de-sac location
- Well presented property



A well presented 2 double bedroom property which is offered with no onward chain. Further benefits include car port parking, under floor heating with individual room thermostats, uPVC double glazing, cloakroom, en-suite shower to bedroom 1 and en-suite bath to bedroom 2, gas central heating and enclosed rear garden. The current owner has maintained the property to a lovely standard and it offers great charm. Early viewing is recommended!



### ACCOMMODATION:

There is a covered entrance canopy and door leading to:

#### Hallway:

Smoke detector, coving, wood flooring, doors lead off to:

#### Cloakroom:

Low level dual flush toilet, wall mounted wash hand basin, tiled splash backs, tiled flooring, extractor fan, thermostatic control.

#### Living Room: 15' 7" x 11' 1" (4.75m x 3.37m)

Max measurements. 2 rear aspect uPVC double glazed windows, coving, stairs rising to first floor landing, under stairs storage cupboard, thermostatic control, uPVC double glazed French doors to the rear garden.

#### Kitchen/Dining Room: 11' 4" x 8' 4" (3.45m x 2.54m)

Front aspect uPVC double glazed window, tiled window sill, 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, integrated fridge/freezer, gas hob with extractor fan over, built in oven and grill, integrated washing machine, tiled flooring, tiled splash backs, pelmet lighting, spot lights, smoke detector, thermostatic control.

**First Floor Landing:**

Airing cupboard with hot water tank, doors lead off to:

**Bedroom 1: 12' 1" x 9' 9" (3.69m x 2.98m)**

Max measurements. 2 rear aspect uPVC double glazed windows, smoke detector, thermostatic control, airing cupboard with gas boiler, shelving and hanging rail, door leading through to:

**En-Suite:**

Corner shower cubicle with Mira electric shower, low level dual flush toilet, corner wall mounted wash hand basin, heated towel rail, tiled splash backs, tiled flooring, inset spot lights, extractor fan, wall mounted shaver point and strip light.

**Bedroom 2: 12' 5" x 10' 1" (3.79m x 3.08m)**

Irregular shape max measurements. Front aspect uPVC double glazed window, built in wardrobe with shelving above, thermostatic control, loft hatch access, door through to:



**En-Suite:**

Front aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, mixer taps and wall mounted shower attachment, glass shower screen, low level dual flush toilet, pedestal wash hand basin with mixer taps, heated towel rail, tiled flooring, tiled splash backs, inset spotlights, wall mounted shaver point and strip light.

**Outside:**

**Front:**

There is a covered entrance with a front border with stone chippings.

**Rear:**

There is a paved patio area, lawn and well stocked borders. A path leads to a seating area to the rear and a courtesy door to the car port.

**Car Port & Parking:**

To the rear is a car port which has parking spaces for 2 vehicles.



**Services:**

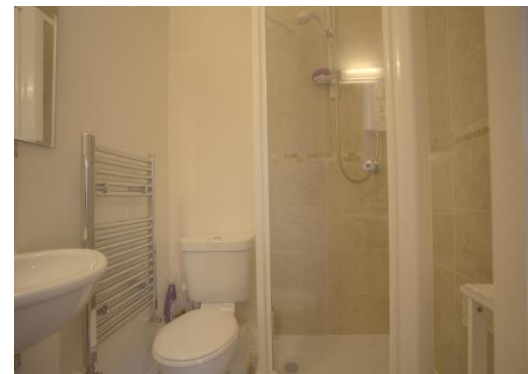
The property is on mains water, drainage, electricity and gas.

**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: \\simulator.mulled.dining



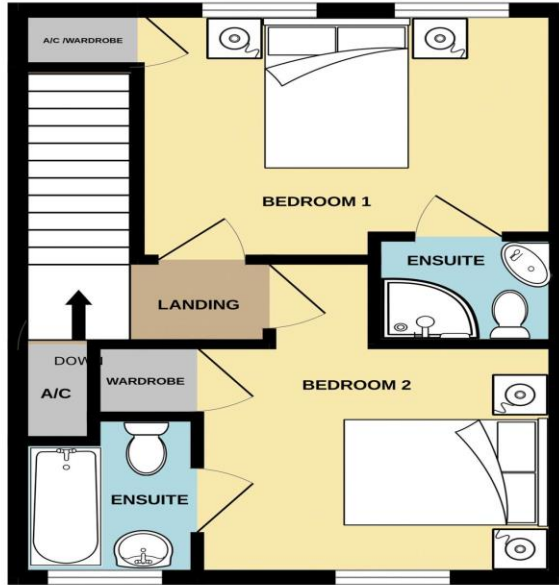
**VIEWINGS STRICTLY BY APPOINTMENT:**

**Langport Office 01458 252530**

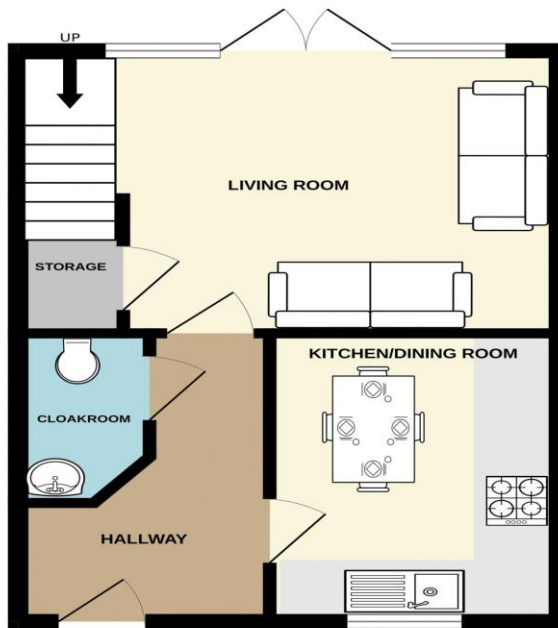
**sales@english-homes.co.uk**

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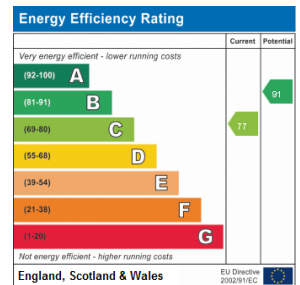
1ST FLOOR



GROUND FLOOR



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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