



Monksilver, High Street, Aller,
Langport, Somerset, TA10 0QN

Guide Price £385,000

3 bedrooms
Ref:EH001653



ENGLISH HOMES

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Overview

- 3 bedroom detached house
- Integral garage & off road parking
- Views over the Somerset Levels
- Garden backing onto open countryside
- Cloakroom
- uPVC double glazing
- Oil fired central heating
- Village location



A delightful 3 bedroom detached house with elevated views over the Somerset Levels. With benefits including garage and a walled driveway providing off road parking for numerous vehicles. Further benefits include uPVC double glazing, oil fired central heating, a tiered garden which then backs onto open countryside and woodland behind. This versatile accommodation comprises cloakroom to the ground floor, whilst to the first floor is a living room with views, dining hall, kitchen, conservatory, 3 bedrooms and family bathroom.



ACCOMMODATION:

Entrance Hall:

uPVC double glazed door provides access, side aspect uPVC double glazed window, stairs rising to first floor landing, doors leading to:

Cloakroom:

Side aspect opaque uPVC double glazed window, low level toilet, pedestal wash hand basin, tiled splash backs.

Garage: 20' 3" x 16' 1" (6.16m x 4.91m)

With metal up and over door, courtesy door from the hallway, front aspect uPVC double glazed window, power and lighting.

First Floor:

Dining Hall: 19' 11" x 14' 2" (6.06m x 4.32m)

uPVC double glazed patio doors lead to the rear garden, radiator, doors leading off to:

Living Room: 19' 11" x 12' 9" (6.06m x 3.88m)

2 front aspect uPVC double glazed windows with elevated views over the Somerset Levels, radiator, space for electric fire with Minster stone hearth and mantel.



Kitchen: 14' 8" x 8' 7" (4.48m x 2.62m)

Front aspect uPVC double glazed window with elevated views over the Somerset Levels, sink and drainer, a range of low level and wall mounted kitchen units, wood effect roll top work surfaces, space for fridge/freezer, space for electric cooker with extractor hood over, space and plumbing for washing machine and dishwasher, concealed oil fired boiler.

Inner Hallway:

Storage cupboard, airing cupboard with hot water tank and slatted shelving, doors leading off to:

Bedroom 1: 13' 5" x 11' 1" (4.10m x 3.38m)

Rear aspect uPVC double glazed window with views over the rear garden and countryside beyond, radiator, fitted wardrobes.

Bedroom 2: 13' 5" x 10' 1" (4.08m x 3.08m)

Rear aspect uPVC double glazed window with views over the garden and countryside beyond, radiator, fitted wardrobe.

Bedroom 3: 10' 1" x 10' 1" (3.08m x 3.08m)

Rear aspect uPVC double glazed window, radiator, door through to:

Conservatory: 9' 6" x 8' 2" (2.89m x 2.49m)

uPVC double glazed conservatory with patio doors leading to the rear garden.

Front & Parking:

There is a tarmac driveway providing off road parking for numerous vehicles. A 5 bar gate provides access with a stone wall to the front.



There are steps and path leading to the rear garden.

Garden:

This tiered garden comprises a patio area directly to the rear of the property, with a further raised gravelled area beyond and the remainder being laid mainly to lawn. The garden backs onto open countryside and woodland beyond.

Amenities:

The popular village of Aller has a range of facilities, which include a village inn/restaurant, vineyard, pottery, 12th century parish church, community playground and village hall. The larger busy market town of Langport lies less than 3 miles to the South East. 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 Episcopi 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.

Directions:

On leaving Langport head towards Aller, where the property is located on the right hand side denoted by an English Homes For Sale board.

VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530 sales@english-homes.co.uk

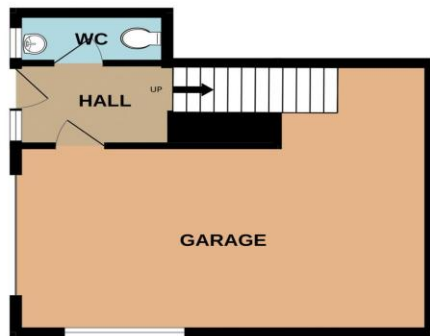
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1ST FLOOR



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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 50 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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