



5 Collins Close,  
Langport, Somerset, TA10 9FG

Offers In Excess of  
**£190,000**  
2 bedrooms  
Ref:EH001795



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## Overview

- A Modern Terraced House
- Two Bedrooms
- Downstairs Cloakroom
- Open plan -  
kitchen/living/dining area
- Rear Garden
- Two Allocated Parking Spaces
- Ideal first time/investment buy
- Cul-de-sac location



Built in 2019, this modern two bedroom property benefits from an enclosed rear garden and two allocated parking spaces. Accommodation comprises entrance hall, downstairs cloakroom, open plan - living/dining/kitchen area. Upstairs there are two bedrooms and a bathroom. Benefits include uPVC double glazing, gas central heating, off road parking and cul-de-sac location. Ideal first time or investment buy.



### Accommodation:

Front door leading to:

### Entrance Hall:

Stairs to first floor, radiator, and door to;

**Open Plan Living/Dining/Kitchen Area: 22' 2" x 11' 11" (6.75m x 3.63m)**

Maximum measurements.

### Kitchen Area:

Range of wall, base and drawer units with worksurface over, inset with a 1 1/4 bowl sink/drain unit, mixer tap, inset electric oven, gas hob and stainless steel extractor fan, wall mounted cupboard with gas fired combi boiler, breakfast bar, space for fridge/freezer, space and plumbing for washing machine, vinyl flooring, understairs alcove, double glazed window and blind.



**Living Room Area:**

Double glazed patio doors opening into rear garden, two radiators, tv aerial point and fibre nest.

**Downstairs Cloakroom:**

WC, wash hand basin, tiled splashback, radiator, extractor fan and vinyl flooring.

**First Floor Landing:**

Loft access, smoke alarm and doors to;

**Bedroom 1: 12' 2" x 7' 10" (3.72m x 2.38m)**

Double glazed window to rear aspect and radiator.

**Bedroom 2: 12' 2" x 7' 8" (3.72m x 2.33m)**

Restriction over stairs, two double glazed windows and radiator.

**Bathroom:**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, WC, tiling to splashbacks, wall mounted mirror, extractor fan, radiator and vinyl flooring.


**Outside:**
**Parking:**

Two allocated parking spaces to the front.

**Rear Garden:**

An enclosed rear garden with pedestrian side gate, mainly laid to lawn, paved patio and a garden shed.

**Services:**

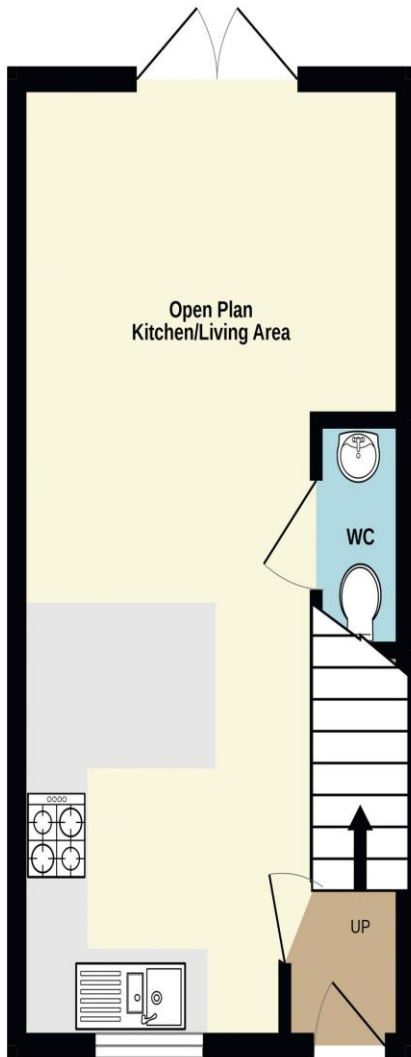
The property is on mains water, drainage, electricity and gas. There is a charge for the maintenance of the estate which currently stands at £173 per annum.

**VIEWINGS BY APPOINTMENT:**

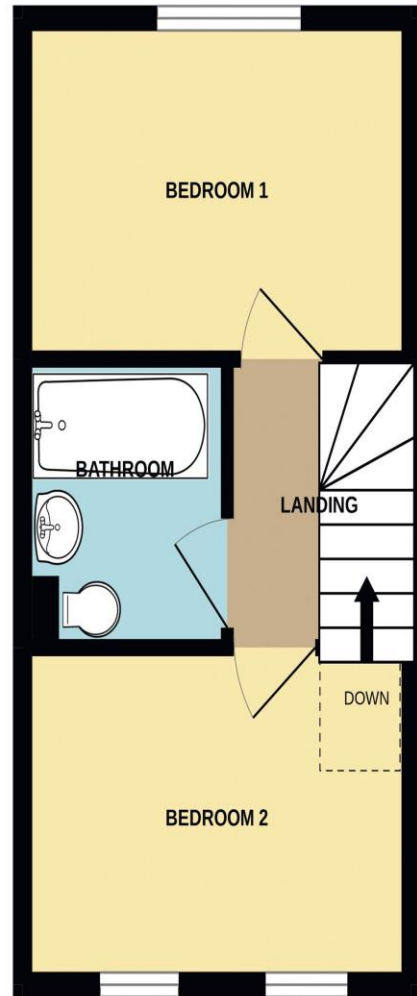
**Langport Office 01458 252530**

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GROUND FLOOR



1ST 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)	<b>A</b>		98
(81-91)	<b>B</b>	83	
(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			EU Directive 2002/91/EC



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9 Parrett Close, Langport, Somerset, TA10 9PC  
01458 252530  
Email: [sales@english-homes.co.uk](mailto:sales@english-homes.co.uk)  
[www.english-homes.co.uk](http://www.english-homes.co.uk)

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