



33 Garden City,
Langport, Somerset, TA10 9SU

Guide Price £330,000

4 bedrooms
Ref:EH001736



ENGLISH HOMES

www.english-homes.co.uk

Overview

- 4 bedroom semi detached house
- No onward chain
- Cul-de-sac location
- Lounge, dining room & conservatory
- Spacious garden
- Off road parking
- Cloakroom
- Utility
- Gas central heating



A spacious 4 bedroom semi detached family home offered with no onward chain. Located at the end of a cul-de-sac within convenient access to schooling and the town centre. With benefits including uPVC double glazing, off road parking, gas central heating, no onward chain, cloakroom and spacious accommodation versatile in its' use. This comprises of entrance porch, hall, living room, dining room, conservatory, kitchen/breakfast room, utility, cloakroom, 4 bedrooms and family bathroom.



ACCOMMODATION:

Opaque uPVC double glazed door provides access:

Porch:

Front aspect uPVC double glazed window, tiled window sill, radiator, archway to:

Hallway:

Smoke detector, stairs rising to first floor landing doors off to living room and kitchen.

Living Room: 15' 1" x 10' 6" (4.60m x 3.19m)

Front aspect uPVC double glazed window, feature fireplace with tiled hearth and wood mantel, radiator, coving, glass panel doors through to:

Dining Room: 12' 11" x 11' 11" (3.93m x 3.63m)

Radiator, laminate flooring, coving, archway through to inner hallway, uPVC double glazed patio doors through to:

Conservatory: 10' 1" x 8' 8" (3.08m x 2.64m)

Brick based uPVC double glazed conservatory, laminate flooring, power points, uPVC double glazed French doors to the rear garden.

Inner Hallway:

Coving, spot lights, doors to kitchen & utility room.





Kitchen: 15' 4" x 9' 3" (4.68m x 2.82m)

Minimum measurements. Dual aspect uPVC double glazed windows to the front and side, tiled window sill, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top workssurfaces, built in Halogen hob, electric oven and grill, tiled splash backs, space and plumbing for washing machine, Breakfast bar, radiator, laminate flooring, spot lights, space for upright fridge/freezer, under stairs storage cupboard, coving, arch back through to entrance hallway.

Utility Room: 9' 3" x 7' 4" (2.82m x 2.24m)

Rear aspect uPVC double glazed window, space and plumbing for washing machine, space for tumble dryer, roll top work surfaces, wall mounted cupboards, radiator, inset spot lights, coving, gas boiler, uPVC double glazed door to the rear garden, door through to:

Cloakroom:

Side aspect opaque uPVC double glazed window, low level dual flush toilet, wall mounted wash hand basin, inset spot light, coving.

First Floor Landing:

Loft hatch access, smoke detector, coving, walk in airing cupboard with factory lagged hot water tank and slatted shelving, doors lead off to:

Bedroom 1: 12' 10" x 9' 10" (3.92m x 3.00m)

Minimum measurements. Rear aspect uPVC double glazed window, radiator.

Bedroom 2: 12' 2" x 9' 4" (3.71m x 2.85m)

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



Bedroom 3: 11' 11" x 8' 5" (3.62m x 2.56m)

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

Bedroom 4: 13' 1" x 6' 6" (4.00m x 1.97m)

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

Bathroom:

Bath with side panel, mixer taps with shower attachment, shower cubicle, low level dual flush toilet, pedestal wash hand basin, tiled to full height, heated towel rail, inset spot lights, coving, extractor fan, shaver point and strip light.

Outside:

Front:

A wooden 5 bar gate provides access to a block and paved driveway providing off road parking. The front is enclosed by a wall with a courtesy gate to the rear.

Rear:

There is a block and paved patio area with a raised pond. The garden is well landscaped laid mainly to

lawn with well stocked borders and fence panel surround. Enclosed is a garden shed and green house.

Directions:

What3words: \\defers.riverside.scream

Services:

The property is connected to mains gas, drainage, water and electricity.

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:

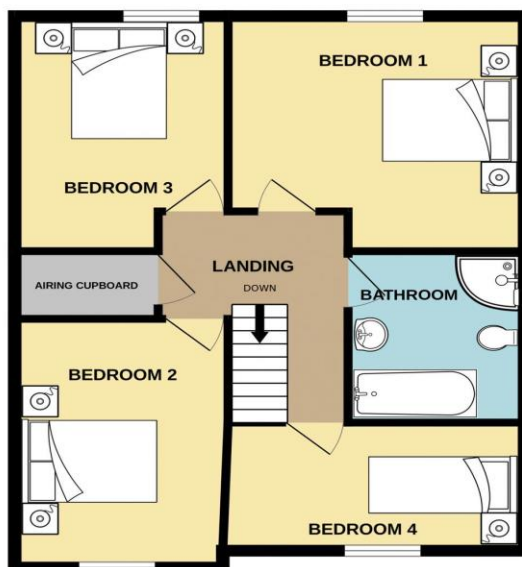
Langport Office 01458 252530

sales@english-homes.co.uk

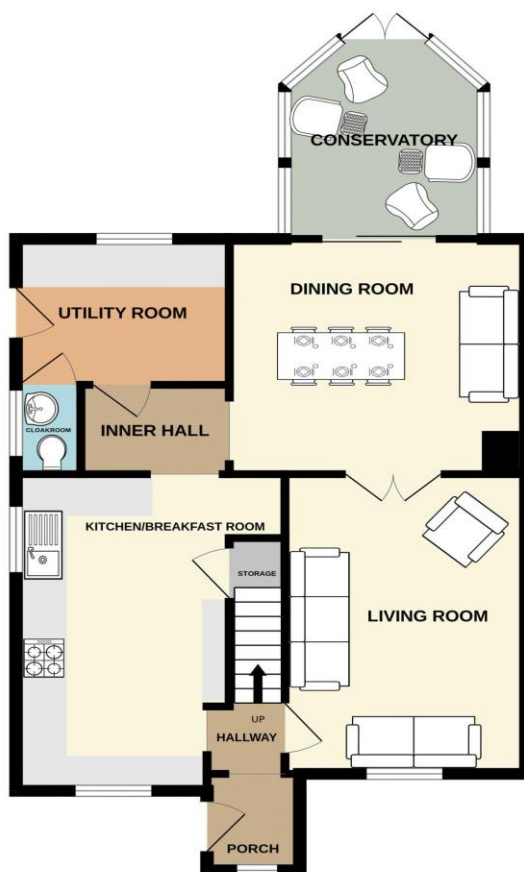
Disclaimers:

Information is given in good faith, but may not be accurate. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land. Fixtures & fittings are not tested so may not work (phone lines, broadband, TV antennas, satellite dishes are a tenant rather than landlord responsibility and cost). 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. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims. We have not tested items such as TV or antennas, Sky or dishes, Broadband or telephone connections

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.
Made with Metropix ©2024

9 Parrett Close, Langport, Somerset, TA10 9PC
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.