



7 Kelways Cottages,
Langport, Somerset, TA10 9EF

Guide Price £280,000

3 bedrooms
Ref:EH001858



ENGLISH HOMES

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Overview

- 3 bedroom semi detached house
- Kitchen/dining room with integrated units
- No onward chain
- Cloakroom
- Garden
- Garage and parking
- "B" rated EPC
- Popular cul-de-sac location



A 3 bedroom semi detached house with the benefits of no onward chain, garage & off road parking, cloakroom, enclosed garden, gas central heating, popular cul-de-sac with convenient access to Langport and double glazing. With accommodation comprising cloakroom, living room, kitchen/dining room with integrated units, 3 bedrooms and family bathroom.



Accommodation:

The double glazed front door opens to

Entrance Hall:

Tiled floor, radiator, stairs to the first floor.

Sitting Room: 13' 0" x 9' 10" (3.96m x 2.99m)

Laminate timber effect floor, radiator, double glazed uPVC window to the front.

Downstairs cloakroom:

Timber effect floor, modern close-coupled WC and pedestal washbasin, radiator, extractor fan, double glazed opaque uPVC window to the side, tiled window sill.

Kitchen/Dining Room: 17' 3" x 9' 10" (5.25m x 2.99m)

Smart and modern with tiled floor, ample glossy off-white storage cupboards with generous worktop space, deep pot drawers, five burner mains gas hob with stainless steel extractor over, wall mounted double oven, integral fridge, freezer and dishwasher. One and a half bowl stainless steel sink, space and plumbing for washing machine, storage cupboard with gas fired combi-boiler, further storage cupboard, double glazed uPVC window



and door to the rear garden, radiator, tiled flooring, understairs storage cupboard.

UPSTAIRS:

Carpeted stairs lead to the first floor and landing with an opaque double glazed uPVC window to the side, airing cupboard, further storage cupboard, loft access, doors to

Bedroom 1: 11' 5" x 9' 5" (3.48m x 2.87m)

Fitted carpet, radiator, double glazed uPVC window to the front.

Bedroom 2: 11' 9" x 8' 7" (3.58m x 2.61m)

Fitted carpet, radiator, double glazed uPVC window to the rear.

Bedroom 3: 8' 4" x 6' 9" (2.54m x 2.06m)

Fitted carpet, radiator, double glazed uPVC window to the rear with partial countryside views.

Bathroom: 7' 4" x 6' 4" (2.23m x 1.93m)

Vinyl timber effect floor, modern white suite comprising P shaped bath with shower over, close-coupled WC, pedestal washbasin, radiator, double glazed uPVC window to the front, extractor fan.

OUTSIDE:

Front garden:

Small, laid to gravel with shrubs

Rear garden:

Smartly landscaped in a Mediterranean style with paving stones, gravel and raised beds, set behind a wall and fence. There is a gate leading out to the garage.



Side garden:

Laid to gravel to provide further parking.

Garage and parking: 19' 0" x 9' 7" (5.79m x 2.92m)

A gate from the back garden leads to the garage which is the third one along in a block of four.

Up and over door, power, lights and parking on the tarmac area to the front.

Directions:

What3words: ///snares.hardback.brochure

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

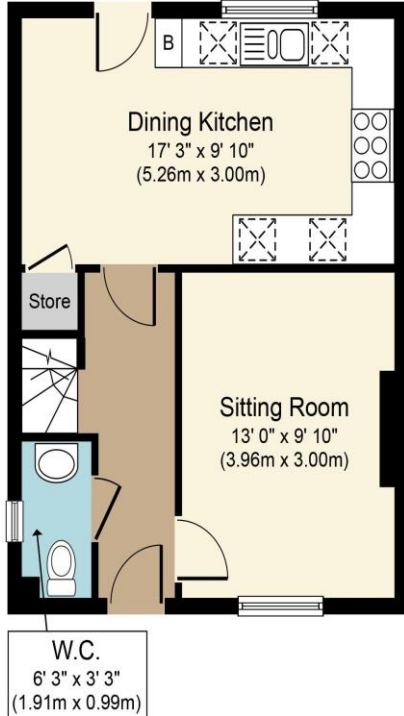
north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

VIEWINGS BY APPOINTMENT:

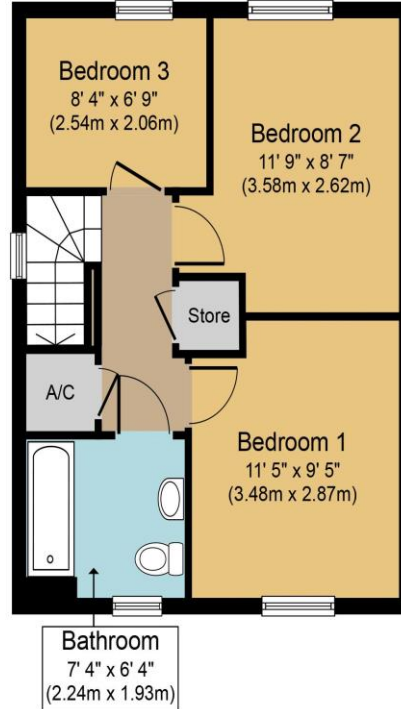
Langport Office 01458 252530

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Ground Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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 Performance Certificate	
Property Address: 9 Parrett Close, Langport, Somerset, TA10 9PC	Rating: C
Current Energy Rating: C	Current Energy Cost: £1,000
Current Energy Cost of Heating: £1,000	Current Energy Cost of Hot Water: £1,000
Current Energy Cost of Cooling: £0	Current Energy Cost of Lighting: £0
Current Energy Cost of Appliances: £0	Current Energy Cost of Ventilation: £0
Current Energy Cost of Other: £0	Current Energy Cost of Total: £2,000
Current Energy Cost of Total: £2,000	Current Energy Cost of Total: £2,000
Current Energy Cost of Total: £2,000	Current Energy Cost of Total: £2,000
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