



127 Brookland Road,
Langport, Somerset, TA10 9TH

Guide Price £130,000

2 bedrooms
Ref:EH001466



ENGLISH HOMES

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Overview

- Two bedrooms, thoroughly renovated first floor flat
- Balance of 999 year lease
- Modern kitchen and bathroom
- Gas central heating
- Allocated parking
- Good sized rear garden
- Ideal first time or investment buy



Ideal first time or investment buy. Offered with no onward chain! This well presented 2 bedroom property comes to the market with the benefits of uPVC double glazing, parking, garden and gas central heating and currently achieving a rental income of £650 pcm.



Accommodation:

This flat has its own front door and staircase (some here have a shared entrance hall).

Stairway: 19' 0" x 2' 10" (5.79m x 0.86m)

The double glazed uPVC front door opens to the entrance hall and stairway with coat hanging space.

Hall: 8' 9" x 4' 2" (2.66m x 1.27m)

Radiator, leading to

Sitting Room: 10' 8" x 9' 11" (3.25m x 3.02m)

Radiator, double glazed uPVC window to the front.

Kitchen: 9' 7" x 9' 2" (2.92m x 2.79m)

Tiled floor and splashbacks, ample storage cupboards, stainless steel sink, space and plumbing for washing machine, mains gas cooker with powerful extractor over, storage cupboard housing mains gas combi boiler, double glazed uPVC window to the rear.



Bathroom: 7' 1" x 6' 0" (2.16m x 1.83m)

Vinyl floor, a white suite comprising panelled bath with new electric shower over, pedestal wash basin, low level WC, extractor fan, radiator, double glazed uPVC window to the side.

Bedroom One: 13' 0" x 9' 0" (3.96m x 2.74m)

Radiator, double glazed uPVC window to the rear.

Bedroom Two: 10' 4" x 5' 0" (3.15m x 1.52m)

Radiator, double glazed uPVC window to the front.

Outside:

Front Garden:

A small area of garden to the front of the property, just to the right of the front door and laid to lawn.

Rear Garden: 30' 0" x 17' 0" (9.14m x 5.18m)

There are three gardens to the rear of this property and this has the middle one (30ft x 17ft), which is part gravel and part paved.

Parking:

There is one allocated (but unmarked) parking space in a car park to the rear/side of this property, accessed via an archway. Being



a cul de sac with no passing traffic, there is usually plenty of on street parking too.

Viewings by appointment:

Langport Office 01458 252530

info@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

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-

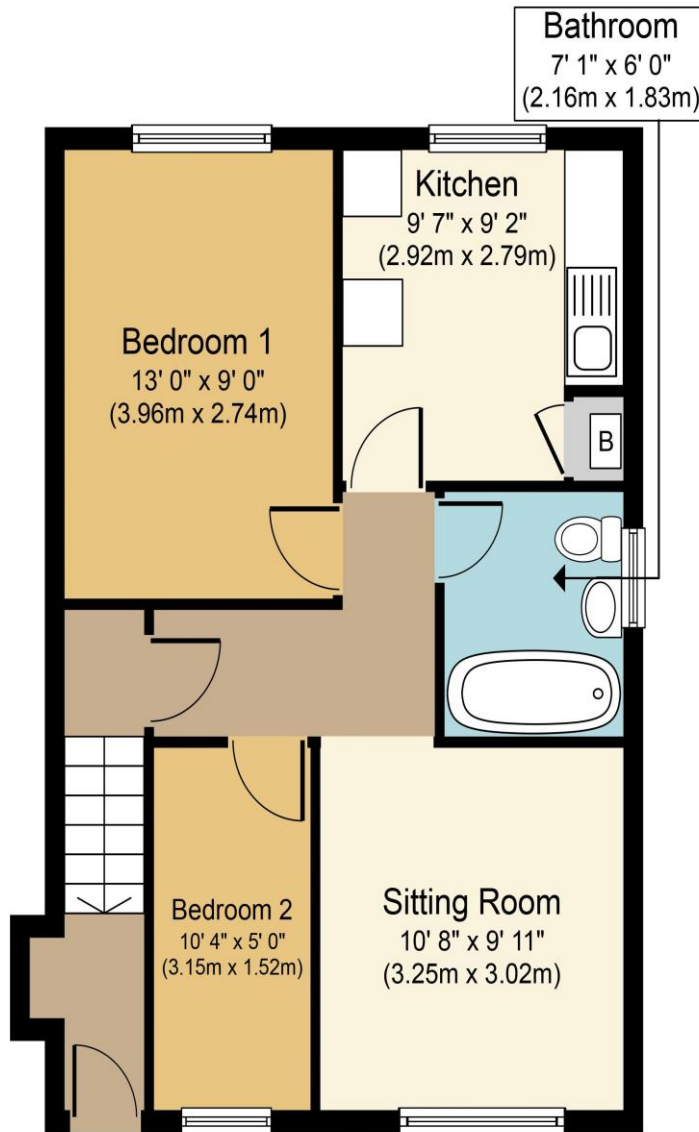
line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Directions:

From English Homes Langport office turn right, pass Tesco on the left and at the next roundabout take the last exit. Take the first left which is Brookland Road, continuing to the end. This property will be found on the left hand side.

Lease:

We understand the property to benefit from a lease of 999 years starting in January 1981 and with a ground rent of £30pa.



Approximate Floor Area
527 sq. ft.
(49.0 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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
www.english-homes.co.uk

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