



21 Fern Road,
Langport, Somerset, TA10 9BU

Guide Price £295,000

3 bedrooms
Ref:EH001782



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Overview

- A 3 bedroom semi-detached house
- No onward chain
- Garage & off road parking
- Kitchen/dining room
- Cloakroom
- Master with en-suite
- Popular C G Fry development
- Gas combination boiler



A well-presented and recently carpeted 3 bedroom semi-detached house built by reputable builders CG Fry. This property is offered with no onward chain and comes with the benefits of uPVC double glazing, garage, off road parking, Southerly facing garden, gas central heating, cloakroom, en-suite to the master bedroom, cul-de-sac location and being a property where you simply move your furniture into.



ACCOMMODATION:

Opaque uPVC double glazed door provides access.

Hallway:

Radiator, thermostatic control, under stairs storage cupboard, stairs rising to first floor landing, doors off to:

Cloakroom:

Low level dual flush toilet, pedestal wash hand basin with mixer taps, radiator, tiled splash backs, extractor fan, tile effect flooring.

Living Room: 16' 2" x 9' 9" (4.94m x 2.98m)

Front aspect uPVC double glazed sash style window, radiator.

Kitchen/Dining Room: 17' 5" x 12' 5" (5.31m x 3.79m)

Maximum measurement. Rear aspect uPVC double glazed window, tiled window sill, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, built in 5 ring AEG gas hob, AEG stainless steel extractor hood over, built in AEG oven and grill, integrated fridge/freezer, integrated dish washer, space and plumbing



for washing machine, pelmet lighting, tiled splash backs, inset spot lights, wine rack, radiator, tile effect flooring, double glazed door to the rear garden.

First Floor Landing:

Radiator, airing cupboard with electric heater and slatted shelving, storage cupboard with slatted shelving, radiator, doors leading off to:

Bedroom 1: 11' 11" x 10' 2" (3.63m x 3.11m)

Rear aspect uPVC double glazed window, radiator, telephone point, thermostatic control, door to:

En-Suite:

Side aspect opaque uPVC double glazed window, tiled window sill, shower cubicle with Mira shower, pedestal wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, tiled splash back, wall mounted shaver point and strip light, tile effect flooring, extractor fan.

Bedroom 2: 10' 0" x 9' 8" (3.05m x 2.94m)

Measurement not into door recess. Front aspect Sash style uPVC double glazed window, radiator.

Bedroom 3: 9' 5" x 6' 11" (2.88m x 2.11m)

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

Bathroom:

Front aspect uPVC double glazed sash style window, tiled window sill, bath with side panel and mixer taps, shower over with glass



shower screen, low level dual flush toilet, pedestal wash hand basin with mixer taps, heated towel rail, tiled splash backs, wall mounted cupboard, tile effect flooring, extractor fan.

Outside:

Rear:

There is a paved patio area with the garden being laid to lawn. There is a further patio area behind the garage ideal to put up a garden shed. The garden is enclosed by fence panels with a courtesy gate to the driveway.

Garage & Parking:

There is a tarmac driveway providing off road parking and leading to the garage. The garage is of brick built construction under a pitch tiled roof giving storage space above, with an up and over door, power and lighting.

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.

Directions:

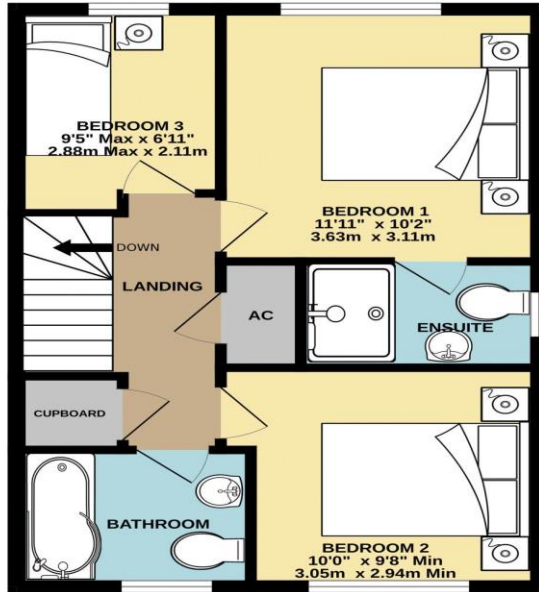
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VIEWINGS BY APPOINTMENT:

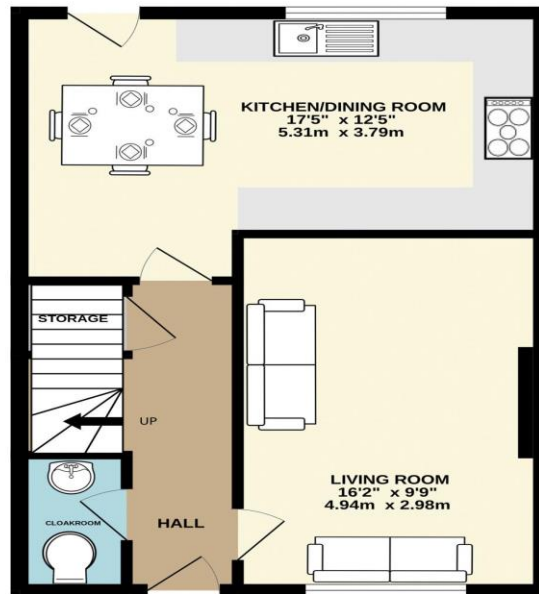
Langport Office 01458 252530

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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	77	
(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	

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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