



32 Bishops Drive, Huish Episcopi,
Langport, Somerset, TA10 9HW

Guide Price £400,000

4 bedrooms
Ref:EH001598



ENGLISH HOMES

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Overview

- 4 bedroom detached house
- Master with en-suite
- Cloakroom
- End of cul-de-sac location
- Kitchen with utility room
- uPVC double glazing
- Gas central heating
- Lovely family home with convenient access to schools
- South facing rear garden



A delightful family home located towards the end of a cul-de-sac overlooking a cricket pitch with the benefits of a south facing garden, convenient access to the local schools, uPVC double glazing, gas central heating, integral garage and cloakroom. With accommodation comprising entrance porch, hallway, living room, dining room, conservatory, kitchen, inner hall, cloakroom, utility room, 4 bedrooms, master with en-suite and family bathroom.



ACCOMMODATION:

uPVC opaque double glazed door gives access to:

Entrance Porch:

Tiled flooring, opaque glass panel door to:

Hallway:

Front aspect opaque window, radiator, stairs rising to first floor landing, glass panel door through to:

Living Room: 17' 11" x 11' 8" (5.47m x 3.55m)

Front aspect uPVC double glazed window, radiator, gas coal affect fire with hearth and mantel, folding glass panel doors through to:

Dining Room: 11' 1" x 8' 8" (3.38m x 2.63m)

uPVC double glazed French doors giving access to conservatory, radiator and archway through to kitchen.

Conservatory:

Brick based uPVC double glazed conservatory, laminate flooring, spot lights, UPVC double glazed door giving rear access to the garden.

Kitchen: 11' 1" x 9' 5" (3.39m x 2.86m)

Rear aspect UPVC double glazed window, 1 1/2 bowl sink and drainer with mixer taps, a range



of low level and wall mounted kitchen units with roll top surfaces, inset halogen hob, built in oven and grill, tiled splashbacks, tiled window sill, pelmet lighting, space and plumbing for dishwasher, tile effect flooring, spot lights, opaque glass panel door leading to:

Inner Hallway:

Doors lead off to:

Cloakroom:

Side aspect opaque uPVC double glazed window, tiled window sill, radiator, low level dual flush toilet, wall mounted hand wash basin, tiled splashbacks, laminate flooring.

Utility room: 9' 1" x 5' 8" (2.67m x 1.73m)

Rear aspect uPVC double glazed window, tiled window sill, radiator, low level kitchen unit, roll top work surface, space and plumbing for washing machine, laminate flooring, opaque uPVC double glazed door to the rear garden

First floor landing:

Loft hatch access with loft ladder, light and part boarding, airing cupboard with hot water tank and slatted shelving, front aspect uPVC double glazed window, doors leading off to:

Bedroom 1: 13' 10" x 11' 8" (4.22m x 3.55m)

Maximum measurements. Rear aspect uPVC double glazed window, radiator, built in triple wardrobe, door through to ensuite.

Ensuite:

Shower cubicle with folding shower screen, vanity wash basin, heated towel rail, laminate flooring, inset spotlights, extractor fan.

Bedroom 2: 13' 0" x 11' 8" (3.97m x 3.56m)

Front aspect uPVC double glazed window, radiator, two double fitted wardrobes, wall mounted cupboards.



Bedroom 3: 8' 11" x 8' 11" (2.72m x 2.72m)

Front aspect uPVC double window, radiator, fitted wardrobe.

Bedroom 4: 8' 0" x 8' 6" (2.45m x 2.58m)

Rear aspect uPVC double glazed window, radiator.

Bathroom:

Rear aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, shower over, glass shower screen, low level dual flush toilet, pedestal hand wash basin, tiled to full height, radiator, laminate flooring, shaver point, extractor fan.

Outside:

Front:

There is a tarmac driveway providing off road parking. The garden is laid to lawn with shrub borders.

Garage: 17' 1" x 8' 10" (5.21m x 2.68m)

With metal up and over door, power, lighting, gas boiler and integral door into the property.



Rear:

There is a paved patio area with the garden being laid to lawn. A gravelled path leads to the shed. There are well stocked, landscaped borders with fence panel surround.

Directions:

From English Homes Langport Office turn right and pass Tesco and the petrol station on your left hand side. At the roundabout turn right and after approximately five hundred yards you will see Huish Episcopi Academy on the left and the entrance to St Mary's Park on the right. Continue onto Bishops Drive where the property is located towards the end of the cul-de-sac on the right hand side.

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.

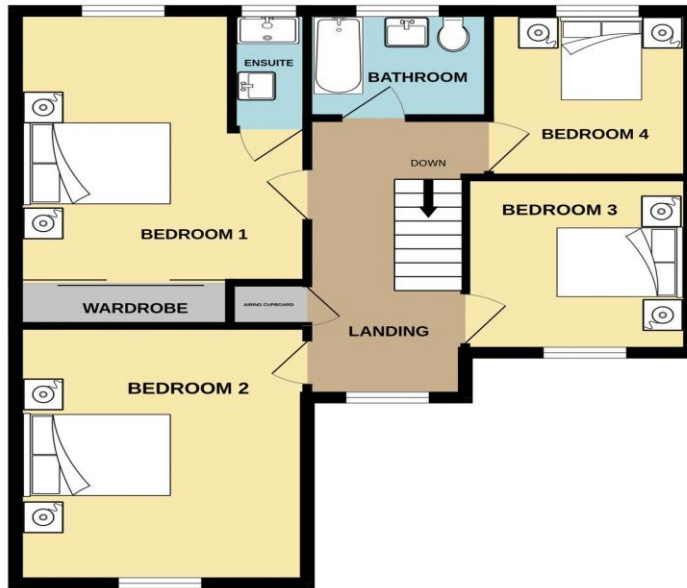
VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

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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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	71	
(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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