



3 Orchard Vale, Huish Episcopi,
Langport, Somerset, TA10 9QW

Guide Price £350,000

3 bedrooms
Ref:EH001847



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Overview

- 3 double bedroom detached bungalow
- Cul-de-sac location
- Convenient access to Langport town centre
- No onward chain
- Garage & gated off road parking
- Level lawn garden
- Gas central heating & uPVC double glazing
- Walk in wet room



A 3 double bedroom detached bungalow, situated in a prime cul-de-sac within convenient access to Langport town centre. The property is offered with no onward chain and comes with the benefits of a spacious level lawned garden, garage with electric door, off road parking, gas central heating and walk in wet room. The property has not been on the market for over 50 years and has been ideal for both retirement and also as a family home.



ACCOMMODATION:

uPVC double glazed door giving access to:

Entrance Porch:

Opaque glass panel door through to:

Hallway:

2 front aspect opaque windows, radiators, storage cupboard, loft hatch access which is partially boarded with loft ladder and light.

Doors lead off to:

Living Room: 14' 11" x 12' 4" (4.55m x 3.77m)

Dual aspect uPVC double glazed windows to the front and side, gas fire, tiled hearth and mantel, radiator.

Kitchen/Breakfast Room: 10' 4" x 10' 2" (3.16m x 3.10m)

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Rear aspect uPVC double glazed window, tiled window sill, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space for electric cooker, space and plumbing for washing machine, tiled splash backs, space for upright fridge/freezer, radiator, strip light, larder cupboard, airing cupboard with hot



water tank and slatted shelving, opaque glass panel door to rear garden.

Bedroom 1: 12' 11" x 11' 4" (3.93m x 3.46m)

Front aspect uPVC double glazed window, radiators, coving.

Bedroom 2: 11' 5" x 9' 9" (3.47m x 2.96m)

Rear aspect uPVC double glazed window, radiator, coving.

Bedroom 3: 11' 4" x 8' 5" (3.46m x 2.56m)

Side aspect uPVC double glazed window, radiator.

Shower Room:

2 rear aspect opaque uPVC double glazed windows, low level dual flush toilet, pedestal wash hand basin, electric shower, splash backs, heated towel rail, electric fan heater, extractor fan.

Outside:

Front:

There is an iron trellis gate leading to the parking area. The garden is laid to lawn with well stocked front borders, side gravelled borders and a path to the rear garden.

Garage & Off Road Parking: 15' 4" x 8' 0" (4.67m x 2.43m)

There is a tarmac driveway providing off road parking and access to the garage. The garage has an electric roller ball door, power, lighting, pitch tiled roof, storage, rear aspect uPVC double glazed window, gas boiler, courtesy door to the rear garden.



Rear:

There is a paved patio, with a level lawned garden and well stocked borders. Enclosed is a mature apple tree and garden shed with fence panel surround and a hedge to the rear.

Services:

The property is connected to mains water, drainage, electric 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:

What3words: ///depending.vocally.embarks

VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		83
69-80	C		
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
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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