



Newtown Road  
Langport Somerset TA10 9RJ



**ORCHARDS**  
ESTATES

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Broadmeads, Newtown Road,  
Huish Episcopi, Langport

Modern two double bedroom house with parking.  
Modern Fitted kitchen and bathroom, double  
glazing and central heating. There is a garden to  
the rear designed for low maintenance. Situated  
conveniently for local amenities.

Guide Price: Monthly Rental Of £650

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**Orchards Estates**

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The historic market town of Langport offers an excellent range of amenities including supermarket, shops, bank, post office, doctors' and dentists' surgeries, library, inns, churches, garages and primary school. Huish Episcopi Academy with its adjoining sixth form and sports centre is nearby at Huish Episcopi. The county town of Taunton is about 14 miles to the west with its excellent shopping, scholastic and recreational facilities together with access to the M5 Motorway (Junction 25) and mainline railway station. Other nearby towns include Yeovil and Bridgwater, both about 13 miles

- **TWO DOUBLE BEDROOMS**
- **MODERN FITTED KITCHEN**
- **BATHROOM WITH SHOWER**
- **REAR GARDEN**
- **ALLOCATED PARKING**
- **DOWNSTAIRS CLOAKROOM**

#### **ENTRANCE HALL**

Front aspect double glazed window, stairs to the first floor, radiator.

#### **CLOAKROOM**

Half height tiling, wash hand basin, close coupled WC, radiator and extractor fan.

#### **LOUNGE**

**17' 4" x 12' 5" (5.28m x 3.78m)**

Rear aspect double glazed window, feature fireplace, TV and telephone points, two radiators, walk in store cupboard and double glazed French door to rear.

#### **KITCHEN**

**9' 7" x 5' 8" (2.92m x 1.73m)**

Front aspect double glazed window. Fitted kitchen comprising wooden style flooring, a range of wall and base units with work tops over, a single bowl sink, plumbing for a washing machine and space for a fridge/freezer.

#### **UTILITY ROOM**

Cupboard housing the gas boiler.

#### **LANDING**

Radiator, loft access and doors to:

#### **BEDROOM ONE**

**12' 6" x 10' 10" (3.81m x 3.30m)**

Rear aspect double glazed window, radiator.

#### **BEDROOM TWO**

**12' 6" x 8' 9" (3.81m x 2.66m)**

Two front aspect double glazed windows, linen cupboard and radiator.

#### **BATHROOM**

**7' 0" x 5' 6" (2.13m x 1.68m)**

Suite comprising panelled bath with a shower over, inset spotlights, pedestal wash hand basin, close coupled WC, extractor fan, shaver point and heated towel rail.

#### **PARKING**

Parking space to rear of the property.

#### **REAR GARDEN**

Initial patio area with main garden laid to shingle with a range of shrubs, enclosed by larch lap fence. Gated pedestrian access.

#### **AGENTS NOTE**

Orchards Estates 24/7 estate agents. We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. All available 24/7 for your convenience. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Auctions, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

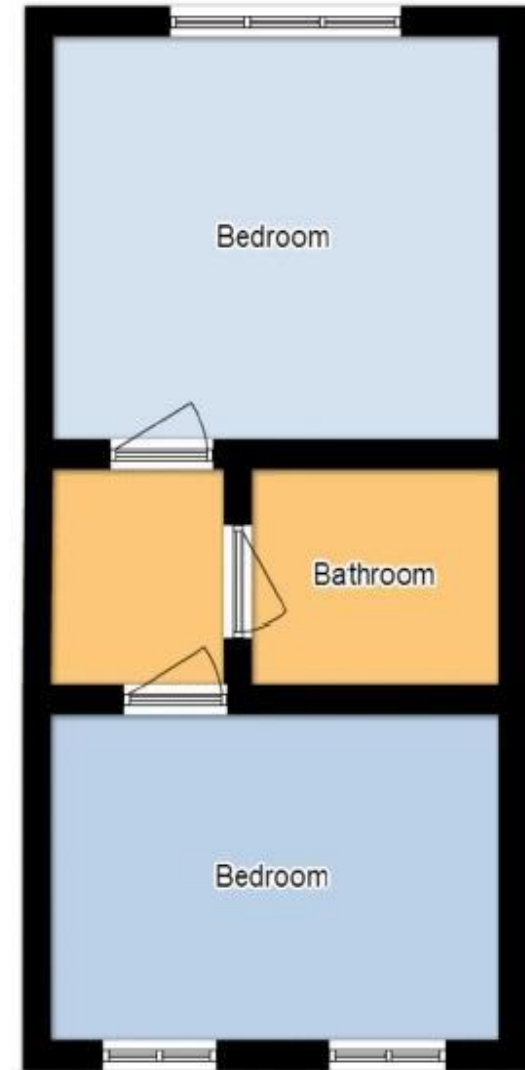
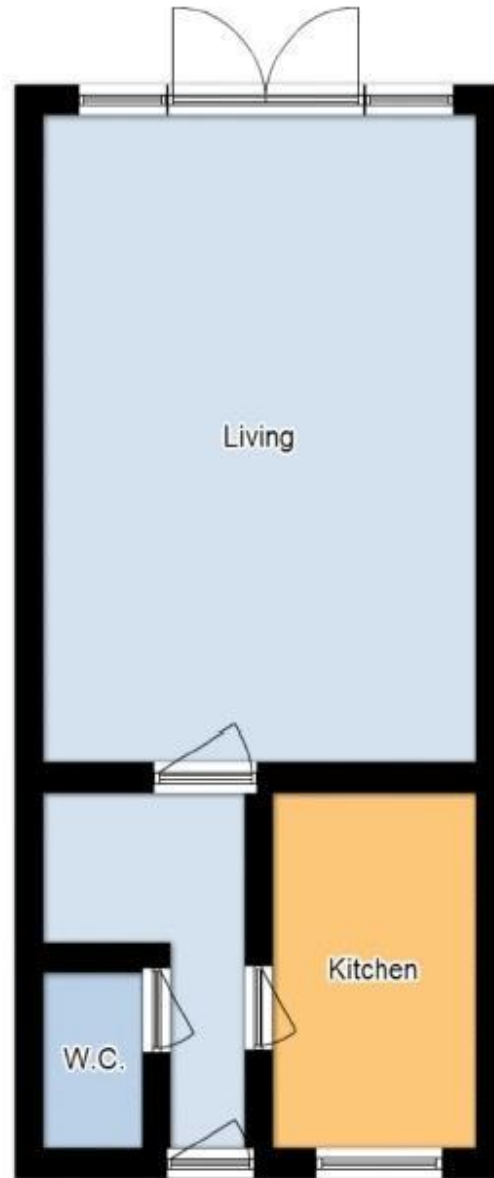
**DIRECTIONS** From Langport Post Office proceed along North Street and continue into Moor Close. Bear right onto Somerton Road. Turn left into Newtown Road and left again into Boradmeads where the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		75	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		72	75
EU Directive 2002/91/EC			



Consumer Protection from Unfair Regulations 2008: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.