



## New House

Picts Hill, Langport, TA10 9EX

George James PROPERTIES

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Picts Hill, Langport, TA10 9EX

Guide Price - £470,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Positioned on the outskirts of Langport with views across open countryside is this brand new detached family home built in 2023 by a renowned local developer. This home offers a spacious triple aspect kitchen/dining/family room with bi-fold doors to the garden and adjoining utility room, a separate double aspect sitting room, a master bedroom with bi-fold doors to a Juliet balcony and en-suite, three further double bedrooms and a four piece family bathroom. Outside the gardens wrap around the property and provides a gravel driveway with parking for several vehicles. This home is built to a high specification and features an economic air source heat pump with underfloor heating.

## Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

## Services

Mains water, drainage and electricity are all connected. An efficient electric air source heat pump provides underfloor heating to the ground floor rooms and radiators to the first floor.

## Entrance Hall

With window to side, doors to sitting room, kitchen/diner and cloakroom. Stairs to first floor landing.

## Kitchen/Diner 30' 5" x 13' 10" (9.28m x 4.21m)

With windows to front, side and rear and bi-folding doors to patio. The kitchen comprises a range of wall and floor mounted storage units with granite worksurfaces and an inset one and half bowl sink with a single mixer tap and drainer unit. Built in appliances include a four ring electric induction hob with extractor fan above, fan assisted oven and grill, fridge, freezer and dishwasher.





**Utility room** 6' 1" x 6' 8" (1.85m x 2.03m)

With obscure glazed door to rear, a range of wall and floor mounted storage units with roll-top worksurfaces. Space and plumbing for a washing machine and tumble dryer.

**Sitting Room** 19' 9" x 10' 9" (6.02m x 3.28m)

With window to front and bi-fold doors to rear leading to the patio.

**Cloakroom**

A cistern enclosed WC with vanity shelf and a wash hand basin with a single mixer tap, tiled splashback and storage cabinet below. Access to the understairs storage cupboard, extractor fan.

**First Floor Landing**

With window to rear, a double width airing cupboard housing a hot water cylinder, hatch to loft space.

**Bedroom 1** 13' 2" x 12' 4" (4.02m x 3.77m)

With bi-fold doors to rear giving access to the Juliet balcony, radiator.

**En-suite**

Suite comprises a cistern enclosed WC with vanity shelf, a wash hand basin with a single mixer tap, tiled splashback and storage cabinet below, shower cubicle with a wall mounted mains shower with a rainforest shower head and attachment. A heated and illuminated mirror, heated towel rail, extractor fan and partly tiled walls.

**Bedroom 2** 12' 10" x 14' 6" (3.90m x 4.41m)

With window to front, radiator.

**Bedroom 3** 8' 5" x 17' 3" (2.56m x 5.26m)

With window to front, radiator.

**Bedroom 4** 10' 3" x 10' 9" (3.13m x 3.28m)

With window to rear, radiator.

**Family Bathroom**

A four piece suite comprising a panel enclosed bath, corner shower cubicle with a wall mounted mains shower, rainforest shower head and attachment, a cistern enclosed WC and a wash hand basin with a single mixer tap, tiled splashback and storage cabinet below. A heated and illuminated mirror, heated towel rail, extractor fan and part tiled walls.

**Outside**

To the front is a paved pathway to the front door where there is a electric car charging point and external light. The gardens are laid to lawn wrapping around the property enclosed by timber fencing. The driveway is to the the rear laid to gravel providing several parking spaces and pen onto the rear garden where there is a paved patio area.



GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 1525 sq.ft. (141.7 sq.m.) approx.

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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