



55 Fern Road
Langport, TA10 9BU

George James PROPERTIES
EST. 2014

55 Fern Road

Langport, TA10 9BU

Guide Price - £333,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

55 Fern Road is a modern semi-detached townhouse built in 2015 by CJ Fry. The accommodation comprises sitting room, kitchen/diner and cloakroom on the ground floor, three bedrooms and family bathroom on the first floor and walk in wardrobe, master bedroom and en-suite shower room situated on the second floor. Outside the property offers a tandem driveway, detached garage and enclosed rear garden.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco 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 drainage, water, gas and electricity are all connected. Council tax band D.

Entrance Hall

With stairs to first floor and understairs storage cupboard, wall mounted digital thermostat and radiator.

Sitting Room 16' 3" x 9' 9" (4.95m x 2.97m)

With sash window to front and radiator. Gas cast iron stove.

Kitchen/Dining Room 17' 5" x 12' 5" (5.31m x 3.78m)

With window to rear and part glazed door to rear garden, range of wall and base units with inset stainless steel one and a half sink/drain unit, space and plumbing for washing machine, tiling to splash prone areas, cupboard housing wall mounted gas fired combination boiler, radiator, built in appliances comprising double oven, five ring gas hob with stainless steel extractor canopy over, fridge/freezer and dishwasher.



WC

With low level WC, pedestal wash hand basin with splashback, extractor fan and radiator.

Landing

Airing cupboard with light, slatted shelving and electric heater. Radiator.

Bedroom 2 14' 3" x 9' 11" (4.34m x 3.02m)

With window to rear, fitted shelving units and radiator.

Bedroom 3 12' 5" x 9' 7" (3.79m x 2.93m)

With sash window to front and radiator.

Bedroom 4 9' 5" x 7' 3" (2.86m x 2.20m)

With window to rear and radiator.

Bathroom

With frosted sash window to front, panelled 'P' shaped bath with mains shower over and glass screen, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, shaver/light point and chrome heated towel rail.

Second Floor Landing

With access to roof space and walk in wardrobe.

Bedroom 1 13' 11" x 13' 0" (4.25m x 3.95m)

With bay window to front, built in storage cupboard and radiator.

En-Suite Shower Room

With Velux window to rear, tiled shower cubicle with electric shower and glass entry door, low level WC, pedestal wash hand basin, part tiled walls, shaver/light point, extractor fan and chrome heated towel rail.

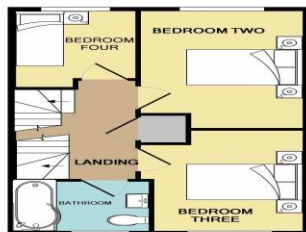
Outside

The property is approached via a vehicular driveway which leads to a pedestrian gate providing access to the rear garden. The garden has been mostly laid to lawn enclosed by timber panelled fencing with a patio area and seating area behind the garage.

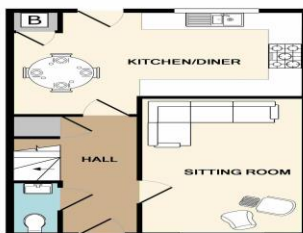




2ND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plans 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 is given 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		94
(81-91)	B	86	
(69-80)	C		
(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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