



53 Bartletts Elm  
Langport, TA10 9BS

George James PROPERTIES  
EST. 2014

# 53 Bartletts Elm

Langport, TA10 9BS

Guide Price - £359,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

53 Bartletts Elm is a modern detached family house built in 2015. The house is offered in excellent order throughout with accommodation comprising entrance hall, WC, sitting room and large kitchen/dining room with French doors opening to the garden. To the first floor there are four bedrooms and bathroom. The main bedroom has an en-suite shower room. Outside there is off road parking and single garage with private south facing rear garden.

## Amenities

Within close proximity of Langport, the town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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, gas and electricity are all connected. Council tax band D. Gas fired central heating to radiators. Solar water heating.

## Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor, radiator and built in under stairs storage cupboard.

## WC

With window to the front, low level WC and wash hand basin.

## Sitting Room 16' 5" x 11' 5" (5.0m x 3.49m)

With bay window to front and two radiators.

## Kitchen / Dining Room 19' 2" x 10' 8" (5.84m x 3.26m)

With French doors leading the rear garden and window to the rear. Built in storage cupboard, two radiators, a range of base and wall mounted kitchen units with work surfaces over, one and a half bowl sink unit with mixer tap. Built in dishwasher and built in double electric oven with five ring gas hob and extractor over. Built in fridge freezer and space for washing machine.



### First Floor Landing

With window to side, radiator, built in airing cupboard housing hot water cylinder, access to attic.

### Bathroom

With window to side, low level WC, wash hand basin, panelled bath with shower attachment and screen. Ladder towel rail.

### Bedroom 1 12' 4" x 10' 8" (3.76m x 3.25m)

With window to front, radiator and built in mirror fronted wardrobes.

### En-suite Shower Room

With low level WC, pedestal wash hand basin, large shower cubicle with mains shower, fitted mirror and ladder towel rail.

### Bedroom 2 9' 11" x 9' 11" (3.03m x 3.02m)

With window to rear and radiator.

### Bedroom 3 9' 2" x 6' 4" (2.80m x 1.93m)

With window to rear and radiator.

### Bedroom 4 8' 4" x 6' 7" (2.53m x 2.0m)

With window to front and radiator.

### Outside

To the front of the property there are railings and steps that lead to the front door. A side gate with side access leads to the rear garden. A driveway leads to a single garage and parking space.

### Garage 19' 5" x 9' 10" (5.91m x 3.0m)

With up and over garage door, power and light connected, apex roof storage and side pedestrian gate to garden.

### Rear Garden

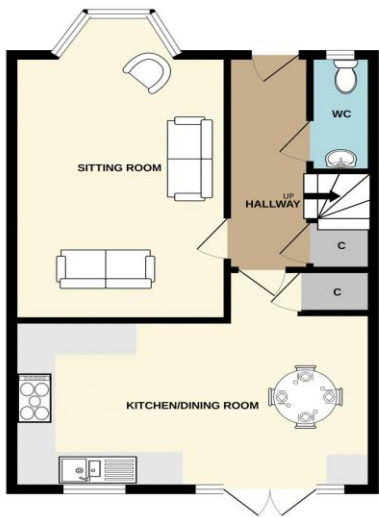
With patio area, outside light and water tap. Attractive lawned garden with flower and shrub beds, side pedestrian gate leading to the driveway.

### Summer House 10' 1" x 7' 10" (3.07m x 2.38m)

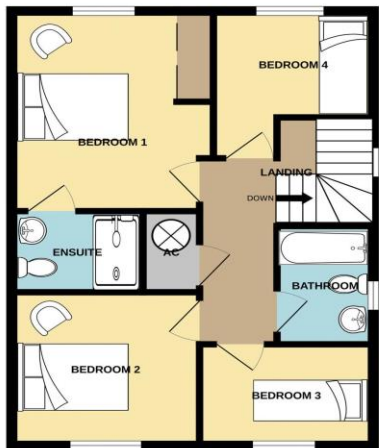
Modern summerhouse with power and light connected.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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