



6 Huish Lea
Langport, TA10 9RF

GeorgeJames PROPERTIES
EST. 2014

6 Huish Lea

Langport, TA10 9RF

Guide Price - £265,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

6 Huish Lea is a modern, well presented house built in 2007 and is situated within a popular residential cul-de-sac. The property has recently been re-carpeted and would make a fantastic first time buy, investment, or family home. The accommodation comprises kitchen, lounge/diner and downstairs cloakroom on the ground floor and three double bedrooms, en-suite to master and family bathroom on the first floor. Outside, the property benefits from a good sized enclosed rear garden, single garage and driveway parking.

Services

Mains gas, electricity, water and drainage are all connected. Council tax band C.

Amenities

Langport 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.

Entrance Hall

Radiator, stairs to first floor.

Downstairs Cloakroom

Frosted window to front, low level WC , corner pedestal hand basin, extractor fan, radiator.

Kitchen 9' 5" x 6' 0" into units (2.88m x 1.83m into units)

Window to front, range of wall and base units with inset one and a half stainless steel sink/drainer unit and mixer tap, built in four ring gas hob with oven under and concealed cooker hood over, spaces for fridge/freezer and washing machine, tiled splash backs.

Lounge/Diner 15' 7" x 13' 0" max (4.74m x 3.97m max)

French doors to rear garden, under stairs storage cupboard, telephone point, TV point, two radiators.



First Floor Landing

Access to roof space, radiator.

Bedroom One 14' 5" x 8' 8" (4.39m x 2.63m)

Window to front, TV point, access to roof space, radiator.

En-suite

Frosted window to rear, double shower cubicle with electric shower and sliding glass door, low level WC, pedestal hand basin, extractor fan, radiator.

Bedroom Two 13' 0" x 12' 4" max (3.97m x 3.76m max)

Window to front, airing cupboard with electric heater, radiator.

Bedroom Three 9' 3" x 7' 6" (2.81m x 2.29m)

Window to rear, TV point, radiator.

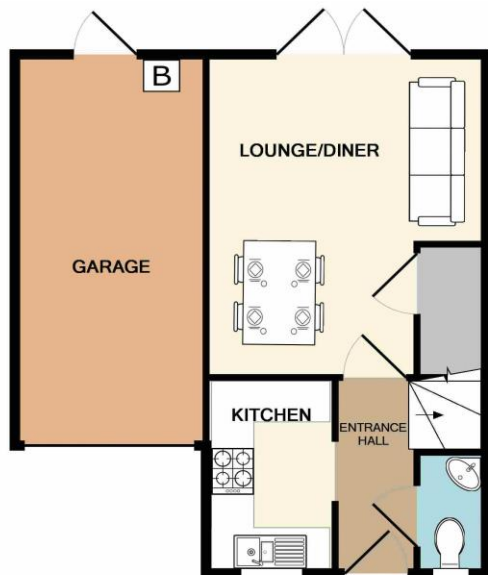
Bathroom

Frosted window to rear, panelled bath with electric shower over and glass screen, low level WC, pedestal hand basin, part tiled walls, extractor fan, radiator.

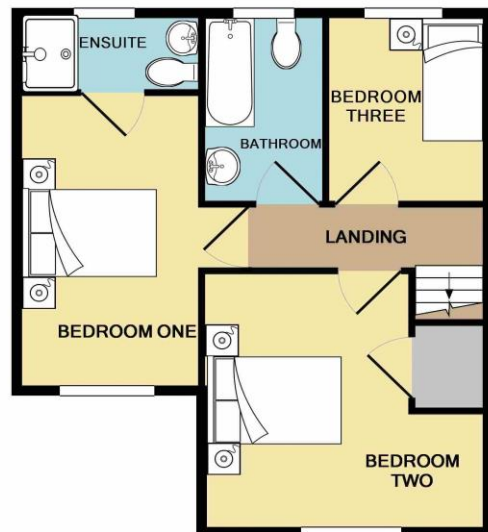
Outside

To the front of the property is driveway parking leading to the garage, along with a small area of lawn. The rear garden is mostly laid to lawn with a raised decked area, various plants and shrubs and enclosed by timber panelled fencing, personal door to garage. The garage has single up and over door, wall mounted gas fired boiler, light and power available.





GROUND FLOOR
APPROX. FLOOR
AREA 494 SQ.FT.
(45.9 SQ.M.)

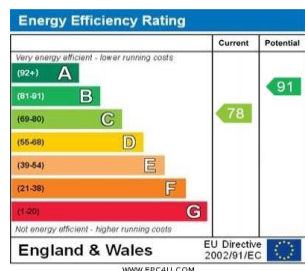


1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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