



2 Badgers Close
Newtown, Langport, TA10 9FJ

GeorgeJames PROPERTIES
EST. 2014

2 Badgers Close

Newtown, Langport, TA10 9FJ

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

2 Badger Close is a modern semi-detached house offering beautifully presented and spacious accommodation. Built in 2021 and still retaining the remainder of its 10 year building warranty, the house has been finished to a good standard with high quality kitchen and bathroom fixtures. A lovely feature of the house is the open plan kitchen/dining room with part vaulted ceiling with roof windows and bi-folding doors opening to the garden. There are three bedrooms to the first floor with bathroom and en-suite shower room to the main bedroom. A long gated driveway to the side of the house leads to a large garage, there are private south facing gardens to the rear.

Services

Mains water, drainage, gas and electricity are all connected. Underfloor heating to the ground floor rooms with individual thermostat controls and radiators to the first floor. Council tax band D.

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.

Entrance Hall

Main entrance door leads to the entrance hall with stairs to the first floor with built in storage cupboard.

WC

With low level WC and wash hand basin.

Sitting Room 14' 1" x 11' 8" (4.29m x 3.55m)

With window to the front.



Kitchen/Dining Room 19' 11" x 17' 11" (6.07m x 5.46m)

This lovely bright room offers open and versatile living space with bi-folding doors opening to the south facing gardens. There is a part vaulted ceiling with two Velux roof windows. The high quality fitted kitchen comes with a range of base and wall mounted kitchen units with work surfaces over and one and a half bowl sink unit. Range of fitted appliances including washing machine, dishwasher, fridge freezer and eye level double oven. there is a four ring induction hob with splash back and stainless steel extractor hood over. A large central island unit and breakfast bar has built in storage cupboards and one and a half bowl sink unit with mixer tap.

Landing

With access to the loft space.

Bedroom 1 11' 8" x 9' 7" (3.55m x 2.91m)

With window to the front and radiator.

En-suite Shower Room

With low level WC, wash hand basin and shower cubicle with mains shower. Ladder heated towel rail.

Bedroom 2 11' 7" x 8' 8" (3.54m x 2.64m)

With window to the rear and radiator.

Bedroom 3 8' 10" x 7' 10" (2.68m x 2.4m)

With window to the rear and radiator.

Bathroom

With window to the front, bathroom suite comprising, low level WC and wash hand basin. 'P' shaped panelled bath with mains shower over and shower screen. Heated ladder towel rail.

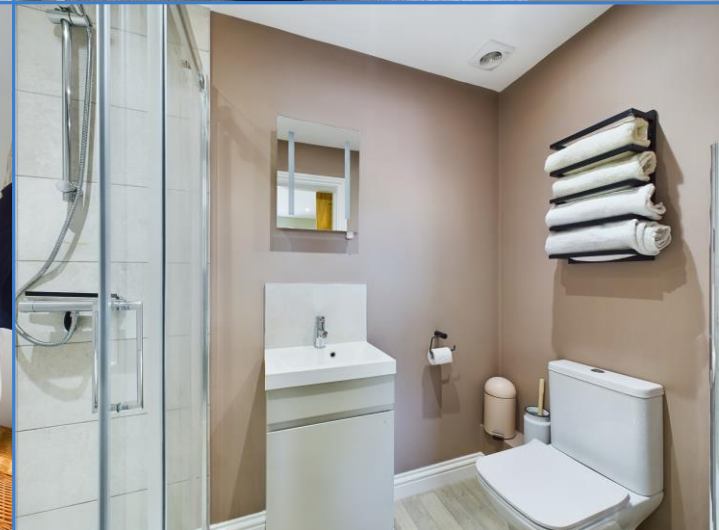
Outside

A gated driveway leads to the side of the house and garage offering ample off road parking. Outside water tap and power point. There is a useful storage area to the side of the garage. A pedestrian gate leads to the rear garden.

Garage 18' 3" x 9' 10" (5.57m x 3m)

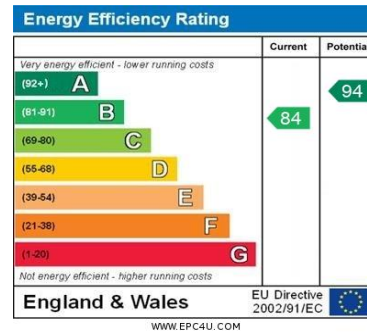
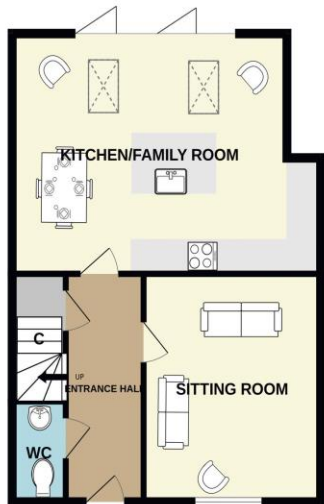
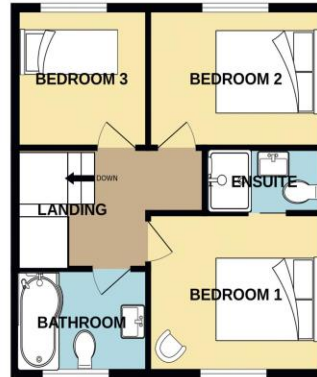
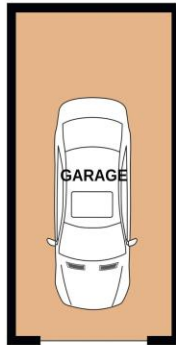
With up and over garage door, power and light connected.

The south facing rear garden offers a good degree of privacy. There is a patio area and lawn with well stocked flower and shrub beds.



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 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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