



Weavers

Westport, Langport, TA10 0BH

GeorgeJames PROPERTIES

EST. 2014

Weavers

Westport, Langport, TA10 0BH

Guide Price - £595,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Weavers is a large detached 19th century family home which has been extended to provide comfortable living accommodation. The house occupies a large plot with attractive private gardens, a long driveway leads to the original weavers workshop which now provides a large garage and stores. The house includes accommodation comprising reception hall and large utility room, sitting room, snug and modern kitchen opening to the dining room. To the first floor there are five bedrooms and family bathroom, two bedrooms have en-suite shower rooms.

Services

Mains water, drainage and electricity are all connected. Council tax band E. The property has solar panels (Photovoltaic - PV) fitted and part of the governments feed in tariff (FIT) these provide income and great savings on the energy costs.

Reception Hall 12' 0" x 9' 10" (3.67m x 3.00m)

Entrance porch and door leads to the reception hall with window to the front and radiator.

Utility Room 13' 9" x 9' 7" (4.19m x 2.92m)

With part glazed door to the rear, range of base units with sink and plumbing for washing machine and tumble dryer.

WC

With low level WC and wash hand basin.

Sitting Room 24' 3" x 12' 10" (7.39m x 3.90m)

With window to the front and French doors to the rear garden. Two radiators and brick fireplace housing cast iron wood burning stove.

Inner Hall

With window to the front and stairs to the first floor.

Snug 14' 6" x 11' 4" (4.43m x 3.45m)

With window to the front, brick fireplace housing cast iron wood burning stove.

Kitchen 15' 1" x 8' 10" (4.60m x 2.70m)

With window to the side, modern fitted kitchen comprising range of units with work surfaces over, built in dishwasher and range cooker



with stainless steel splashback and extractor hood. One and a half bowl sink unit with mixer tap. Opening to the dining area.

Dining Room 15' 2" x 9' 10" (4.62m x 3.00m)

With window to the rear and French doors to the garden. Radiator and storage units.

Landing

Access hatch to the loft space with ladder, light and part boarded.

Bedroom 1 14' 5" x 11' 5" (4.39m x 3.48m)

With window to the front, exposed floor boards and radiator.

En-Suite Shower Room

Window to the front, low level WC, wash hand basin and shower cubicle with mains shower.

Bedroom 2 10' 8" x 10' 2" (3.26m x 3.09m)

With window to the front and radiator.

En-Suite Shower room

With low level WC, wash hand basin and shower cubicle with mains shower.

Bedroom 3 12' 5" x 11' 0" (3.78m x 3.35m)

With window to the front, radiator and built in cupboard. Feature fireplace.

Bedroom 4 12' 6" x 9' 1" (3.80m x 2.78m)

With window to the rear, radiator and built in cupboard.

Bedroom 5 10' 9" x 9' 7" (3.28m x 2.91m)

With window to the rear and radiator.

Bathroom 14' 8" x 7' 8" (4.47m x 2.34m)

With windows to the rear and side, tiled floor and half wall panelling. Low level WC, wash hand basin and free standing roll top bath. Shower cubicle with mains shower. Radiator.

Outside

A gated gravel driveway offers ample parking for several vehicles. The driveway leads to the garage with gate giving access to the rear garden. The large garden is mainly laid to lawn with various flower and shrub beds and mature trees. There are several seating areas around the garden including a patio by the kitchen and raised decked terrace area positioned to enjoy the afternoon sun.

Garage 23' 4" x 12' 4" (7.10m x 3.77m)

With electric up and over garage door, power and light connected. There are three sheds that adjoin the garage and open to the garden.

Storage Shed 15' 11" x 4' 8" (4.85m x 1.42m)



GROUND FLOOR
1550 sq.ft. (144.0 sq.m.) approx.



1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2431 sq.ft. (225.8 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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