



Flat 6, Castle House  
Bow Street, Langport, TA10 9PR

George James PROPERTIES  
EST. 2014



# Flat 6, Castle House

Bow Street, Langport, TA10 9PR

Guide Price - £135,000

Tenure – Leasehold

Local Authority – Somerset Council

## Summary

This modern second floor flat has accommodation comprising communal entrance, private hall, bathroom, kitchen, sitting room/dining room and two bedrooms. Outside a driveway leads to two allocated parking spaces. The property is very well presented including modern double glazing, bathroom and kitchen. there is gas fired central heating to radiators. The property is currently tenanted, but is also being sold on the open market if preferred. Please see 'services' for more information.

## 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 know 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, electricity and gas are all connected. Council tax band A. There is a maintenance charge which is currently £45 per month increasing to £60 a month from August, with £10 a month ground rent. There is a 999 year lease from 1987.

## Communal Entrance

Entrance door to communal hall and stairs leading to the second floor.

## Entrance Hall

Entrance door leads to the entrance hall with radiator and doors to:-

**Sitting Room/Dining Room** 16' 6" x 10' 2" (5.03m x 3.10m)

With window to rear with views. Radiator and door to:-





**Kitchen** 9' 10" x 8' 0" (3.00m x 2.44m)

With Velux roof window to the rear. Range of base and wall mounted kitchen units with work surfaces over. Single drainer sink unit with mixer tap, space and plumbing for washing machine, space for cooker, fridge and freezer. Radiator and wall mounted gas boiler providing hot water and central heating.

**Bedroom 1** 12' 9" x 9' 3" (3.89m x 2.81m)

With Velux roof window to front and radiator.

**Bedroom 2** 10' 0" x 9' 3" (3.04m x 2.82m)

With Velux roof window to front and radiator.

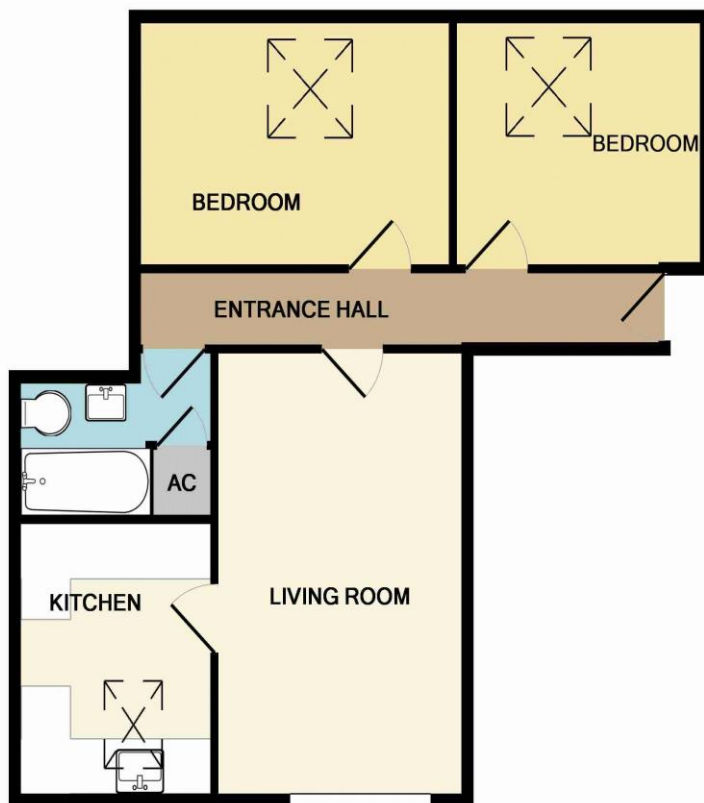
**Bathroom** 8' 2" x 5' 2" (2.48m x 1.58m)

With bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Radiator and tiling to splash prone areas. Built in airing cupboard housing a hot water cylinder and immersion.

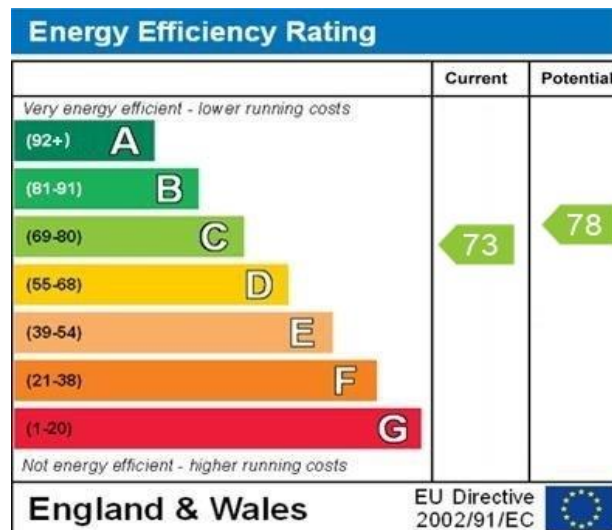
**Outside**

A shared driveway leads through an arch to a private car park with allocated parking for two cars.





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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