



The Hollys

Somerton Road, Langport, TA10 9SY

GeorgeJames PROPERTIES
EST. 2014

The Hollys

Somerton Road, Langport, TA10 9SY

Guide Price - £295,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Situated in an elevated position on the fringes of Langport is The Hollys. The property offers good sized accommodation with ample parking and a comfortable garden. Internal accommodation comprises entrance porch, large living/dining room, kitchen, bathroom and three bedrooms. Externally is a rear garden laid to lawn and patio, with a large, established front garden of lawn, bushes and plants. The sellers have recently fitted a brand new air source heat pump with solar panels, meaning the property is now incredibly efficient to run.

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 drainage connected. Brand new air source heat pump (2025) heating all radiators and hot water. High EPC rating!

Entrance Porch

Front door leads into entrance porch, space for shoes and coats, door leads to inner hallway.

Hallway

With windows to side, door to rear garden, airing cupboard.

Living/Dining Room 23' 7" x 10' 5" (7.19m x 3.18m)

With bay window to front, window and door to rear garden, two radiators, pretty feature fireplace.

Kitchen 14' 3" x 11' 2" (4.35m x 3.41m)

With two windows to side, radiator, range of wall and base units, 1.5 sink with drainer, electric fan oven and hob with extractor over, space for dishwasher, washing machine and fridge/freezer.



Bedroom One 11' 6" x 9' 11" (3.50m x 3.02m)
With window to front, radiator.

Bedroom Two 11' 7" x 7' 5" (3.52m x 2.27m)
With window to front, radiator.

Bedroom Three 12' 2" x 6' 11" (3.72m x 2.12m)
With window to rear, radiator.

Bathroom

With frosted window to side, extractor fan, chrome heated towel rail, p-shaped bath with mains shower over, low level WC, large sink.

Garden

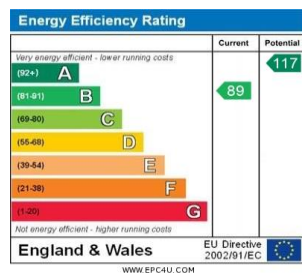
To the front is parking for two cars, with steps up to the front garden, which is mainly laid to lawn with mature bushes and flowers. A gate leads to the rear garden, which is mainly laid to lawn with areas of shingle, raised decking, patio, with a storage shed, summerhouse, external tap.



GROUND FLOOR



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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