



18 Brookland Road
Langport, TA10 9SZ

GeorgeJames PROPERTIES
EST. 2014

18 Brookland Road

Langport, TA10 9SZ

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

18 Brookland Road is attractive detached house in a well-established road on the outskirts of Langport. Requiring modernisation throughout but with a bright open aspect, the property is situated on a wonderful corner plot with tremendous scope for further development, subject to permissions. With large living/dining room, kitchen, utility room, conservatory and WC downstairs, and three bedrooms and a shower room upstairs. Generous front, rear and side gardens with excellent scope for an extension. Offered with no onward chain.

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.

Services

Mains gas, electricity, water and drainage connected. Council Tax Band D.

Entrance Hall

With frosted window to front, radiator, understairs storage cupboard.

Living Room 17' 11" x 10' 5" (5.47m x 3.17m)

With windows to front and side, radiator, tv point, gas powered fire, opening to dining room.

Dining Room 10' 6" x 7' 5" (3.20m x 2.25m)

Service hatch to kitchen, radiator, opening to conservatory.

Conservatory 9' 7" x 7' 0" (2.93m x 2.14m)

With door to rear garden.



Kitchen 13' 4" x 8' 5" (4.06m x 2.56m)

With window to rear, serving hatch to dining room, matching wall and base units with pull out spice rack, gas hob with extractor over, Neff fan oven and proving drawer, space for washing machine and dishwasher.

Utility Room 7' 3" x 6' 0" (2.21m x 1.84m)

With windows to side and front, door to garden, round sink.

WC

With frosted window to side, low level WC.

First Floor Hallway

With window to side, access to attic, airing cupboard housing Vaillant gas fired boiler, radiator.

Bedroom One 13' 11" x 9' 11" (4.23m x 3.02m)

With two windows to front, radiator, multiple fitted wardrobes.

Bedroom Two 10' 7" x 9' 3" (3.22m x 2.82m)

With window to rear, radiator, fitted wardrobes.

Bedroom Three 10' 2" x 6' 11" (3.09m x 2.12m)

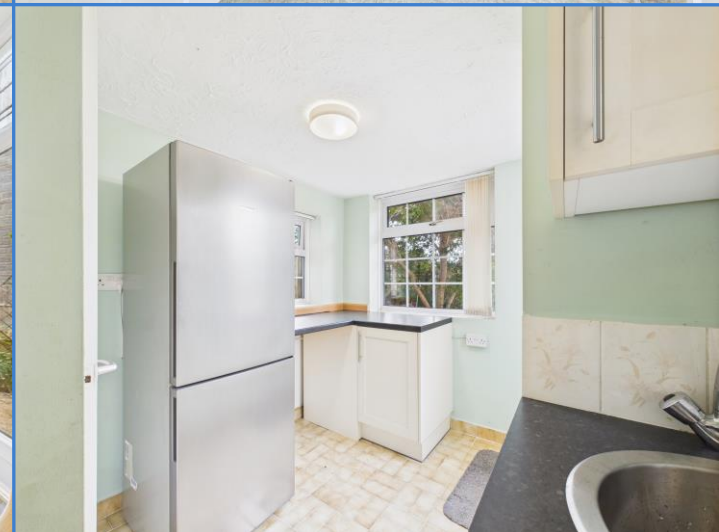
With window to front, radiator.

Bathroom 8' 4" x 5' 10" (2.55m x 1.77m)

With frosted windows to front and side, vanity toilet and sink, heated ladder radiator, large corner shower.

Outside

To the front of the property is a driveway leading to the garage with electrically operated up and over door. There is a range of mature plants and bushes, with a large side garden currently laid to patio, that could form part of a property extension, subject to permissions, or the wall could be extended to create a larger rear garden. The rear garden is currently in two sections, one laid to lawn with a range of plants, bushes and trees, and the other laid to shingle with a patio, greenhouse and shed. There is an external tap and a side gate leading to the front.



GROUND FLOOR



1ST 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.
Made with Metropix ©2025



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.