



25 Delphinium Drive
Langport, TA10 9TN

GeorgeJames PROPERTIES
EST. 2014

25 Delphinium Drive

Langport, TA10 9TN

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Delphinium Drive is a very well presented and carefully thought out semi-detached home, on the popular 'Old Kelways' development in Langport. Conveniently situated with lovely views over the green and play area, this double fronted home offers a living room, WC, large kitchen/diner and utility room downstairs, with three bedrooms, the master with ensuite and a family bathroom on the first floor. There is a pretty front garden with low maintenance rear garden to the rear. The property benefits from a garage and additional off street parking to the rear.

Services

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

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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.

Entrance Hall

Radiator, stairs rise to first floor.

WC

Radiator, close coupled WC, sink, extractor fan.

Living Room 19' 2" x 10' 11" (5.85m x 3.32m)

With window to front with views, French doors to rear, radiator, marble fireplace with gas fire inset.



Kitchen/Dining Room 25' 0" x 9' 7" (7.63m x 2.92m)

With windows to front and rear, door to utility, storage cupboard, 2x radiator, range of matching wall and base units, tiled flooring, integrated fridge/freezer, dishwasher, 1.5 sink with drainer, 5 ring gas hob with extractor fan, eye level double oven. There is plenty of space for a dining table and chairs or a sofa, with the front windows giving pretty views over the green.

Utility Room 7' 7" x 6' 5" (2.31m x 1.95m)

With door to rear garden, radiator, stainless steel sink with drainer, space for washing machine and fridge/freezer

First Floor Landing

With window to front, radiator, access to attic.

Bedroom One 14' 11" x 9' 6" (4.54m x 2.90m)

With window to front with views, radiator.

En-suite Shower Room

With frosted window to rear, chrome heated towel rail, mains shower, close coupled WC, sink, extractor fan.

Bedroom Two 12' 0" x 10' 0" (3.66m x 3.06m)

With window to front, radiator.

Bedroom Three 12' 0" x 9' 0" (3.66m x 2.74m)

Currently used as a dressing room/office. With window to rear, radiator.

Family Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

With frosted window to rear, chrome heated towel rail, bath with shower over, close coupled WC, sink, extractor fan.

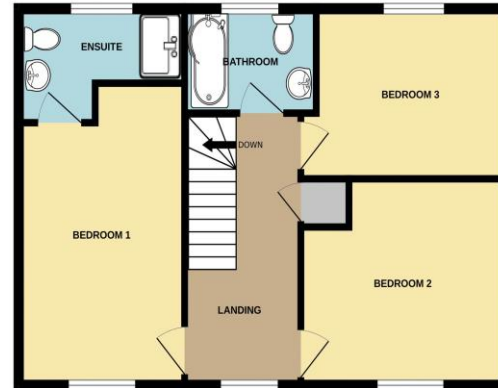
Outside

To the front of the property is a pretty area of stone shingle and patio, laid out with tables and chairs to admire the pleasant outlook. The rear garden is low maintenance, and includes areas of patio and flower beds with maturing trees and shrubs. There is a greenhouse, shed and a side personal door into the garage, which comes with lighting and power. There is a parking space beside the garage.

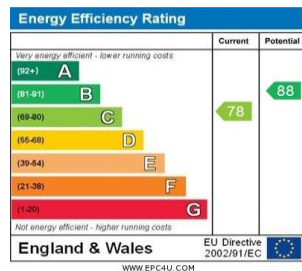


GROUND FLOOR

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

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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