



3 Westover
Langport, TA10 0DZ

GeorgeJames PROPERTIES
EST. 2014

3 Westover

Langport, TA10 0DZ

Guide Price - £285,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

3 Westover is an older detached house which has been improved by the current owners including the installation of modern kitchen, bathroom and en-suite shower room, as well as a brand new roof. The property offers character features including solid oak and slate flooring. The ground floor offers a large kitchen/diner with separate sitting room and utility room. There are three first floor bedrooms and bathroom. The master bedroom has a modern en-suite shower room. There is gas fired central heating to radiators and double glazing. Outside there is a parking area and access to the enclosed garden area with raised decking and shed.

Amenities

Within close proximity of Langport, the 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 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 water, drainage, electricity and gas are connected. Council Tax band B. We understand the roof has been replaced within the last 5 years.

what3words

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Entrance Hall

Entrance door leads to the entrance hall with doors leading to

Sitting Room 12' 2" x 11' 6" (3.70m x 3.50m)

With window to front, feature fireplace, radiator, cupboard housing gas fired Combi boiler providing central heating and hot water.

Kitchen 24' 5" max x 5' 11" (7.45m max x 1.80m)

With windows to the side and front, solid oak flooring, stone fireplace, radiator, breakfast bar, electric hob with extractor over, double eye level oven, stairs rise to first floor.



Utility Room

With door to the rear garden, worktop with space under for washing machine/tumble dryer, one and a half sink with drainer, space for fridge/freezer.

Landing

With access to the attic space, the majority of which is boarded out for storage, and doors to all bedrooms and bathroom.

Bathroom

With window to side, modern bathroom suite comprising low level WC, stylish wash hand basin, cabinet and 'P' shaped panelled bath with shower screen and thermostatically controlled mains shower over. Ladder towel rail. Full floor and wall tiling.

Bedroom 1 12' 2" x 11' 5" (3.70m x 3.49m)

With window to front, radiator and door leading to

En-suite shower room

With window to rear, modern suite comprising low level WC, corner shower cubicle with thermostatically controlled mains shower, hand wash basin with vanity unit storage underneath and mirror fronted medicine cabinet over. Ladder towel rail and fully tiled.

Bedroom 2 12' 6" x 8' 2" (3.80m x 2.48m)

With window to front and radiator

Bedroom 3 9' 4" max x 9' 6" (2.85m max x 2.90m)

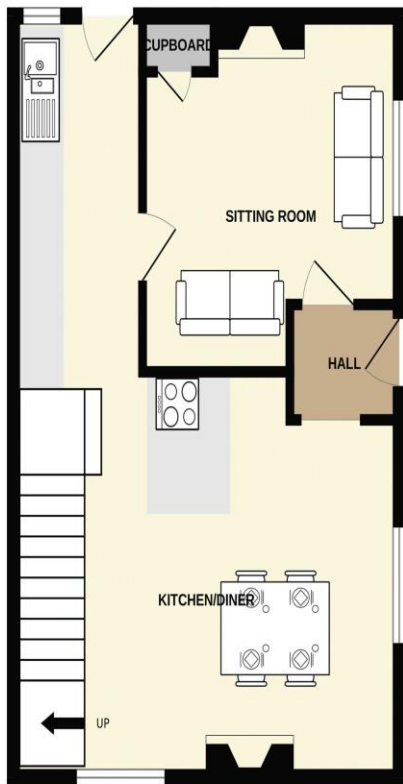
With window to side and radiator

Outside

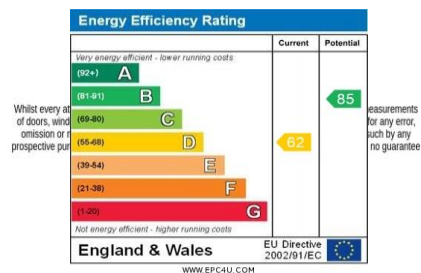
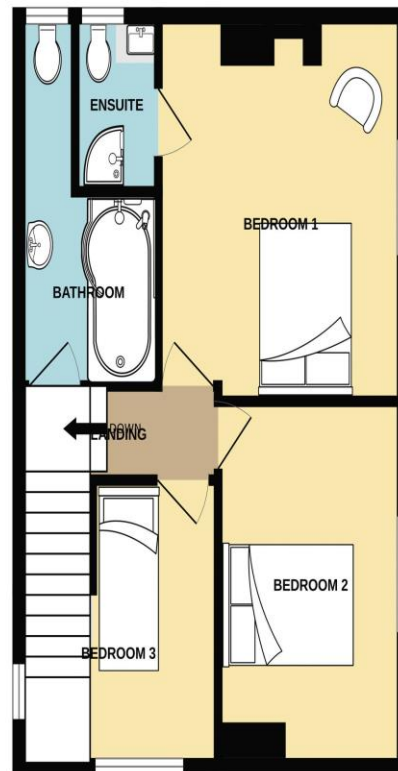
To the front of the property there is a parking area with pedestrian gate leading to the enclosed garden. The garden is situated the side of the property with terraced area and two sheds for storage. There is a raised decked seating area. Outside is a wall mounted tap & hose.



GROUND FLOOR



1ST FLOOR



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