



6 St Gildas Close,
LANGPORT, Somerset, TA10 9QH

Guide Price £395,000

3 bedrooms
Ref:EH000952



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Overview

- A detached 3 bedroom bungalow.
- En-suite to master bedroom.
- Veranda with views.
- Generous garden.
- Close to amenities.
- Off street parking.
- No onward chain.



A great opportunity to purchase a bungalow in a very popular area of Langport, tucked away in a central location only a short distance from amenities. The generous rear garden which is accessed via some steps feels private and offers a blank canvas. The property comprises three bedrooms (one with ensuite shower room), kitchen, lounge/diner, cloakroom, veranda and off-street parking. The property comes to market in good decorative order and also benefits from oil central heating and double glazing.



Accommodation

A UPVC double glazed door with window to one side opens into:

Entrance Hall: There are two storage cupboards, one with slatted shelving and doors lead off to:

Kitchen: 11' 5" x 8' 10" (3.47m x 2.69m)

This room has two windows to the front, one window to the side and one radiator. A ceramic one and half bowl sink unit with drainer to one side, mixer tap over and storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface with a tiled splash back. An electric Neff four ring hob, electric double oven and grill, integrated fridge/freezer are included in the sale with space and plumbing for a washing machine and tumble dryer. A cupboard houses a floor standing Worcester oil fired boiler.

Cloakroom: There is one window to the front, a modern white suite comprises a low level W.C, a corner wash hand basin and tiles to splash prone areas.



Sitting/Dining Room: 19' 6" x 10' 11" (5.95m x 3.34m) A light and airy room with one window to the side and sliding doors to the rear that open onto the veranda and one radiator.

Bedroom 1: 11' 1" x 9' 10" (3.38m x 2.99m) This room has one window to the side, one radiator and a door that opens to:

Ensuite: 5'11" by 5'10" (1m 80cm x 1m 78cm) There is one window to the side, a chrome heated towel rail, a ceramic sink with mixer tap over and storage cupboard under with a further storage cupboard to one side, a shower enclosure with Mira electric shower and tiled to splash prone areas, a low level W.C. and a cupboard with hanging space and shelf.

Bedroom 2: 12' 1" x 10' 10" (3.68m x 3.30m) This room has french doors that open onto the rear veranda, one radiator and a built in wardrobe with hanging space and shelving.

Bedroom 3: 16' 10" x 7' 9" (5.13m x 2.36m) There is one window to the side and one radiator.

Bathroom: There is one window to the side, a heated towel rail, a low level W.C. a pedestal wash basin, a paneled bath with mains fed shower and screen to one side and tiles to splash prone areas.



Outside

Front: A brick paved drive provides off road parking for several vehicles with a pedestrian gate to either side.

Side: Brick paved area with oil storage tank, panel fence boundaries and steps that descend to the garden below.

Rear: Directly to the rear of property is a veranda with a lovely open feeling of space. Below the property, the garden is laid out into two distinct terraces, the top terrace is relatively level and the bottom terrace slopes down the hill, both are largely laid to lawn and are accessed via steps to either side of the bungalow, steps run down one side of the garden to the bottom where the ground levels out.

Directions:

From English Homes Langport office turn right and take the first right (The Hill). Shortly before the hanging chapel is a turn on the right, St Gilda's Close. The property is the first on the left indicated by an English Homes For Sale board.

Langport

The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Viewings by appointment

Langport Office 01458 252530

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GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	63
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	52
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

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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