



Apple Trees, Westover,
Langport, Somerset, TA10 0DZ

Guide Price £385,000

3 bedrooms
Ref:EH000910



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Overview

- A three bedroom (ensuite to master) detached bungalow.
- Non estate secluded location in a popular town.
- Beautifully landscaped gardens with conservation planting.
- Gas central heating.
- Country views.
- Period features give character throughout.



A three-bedroom detached bungalow in a secluded location with country views over the garden and fields. Further accommodation comprises a kitchen/diner, bathroom, utility room, conservatory, lounge, an ensuite to master, ample off-road parking, an open fronted barn and a beautifully landscaped private garden to the rear.



Accommodation

A part glazed door with a storm porch over opens to:

Lounge 13' 4" x 11' 11" (4.07m x 3.64m)

There is one window to the front and one radiator. A multi-fuel stove is set in a fireplace with a slate hearth and tiled surround. Doors lead off to:

Bedroom 1 "L" Shaped Room 12' 5" x 9' 1" (3.78m x 2.78m) + 8' 9" x 3' 2" (2.66m x 0.97m)

There is one window to the side, one radiator, and a period fireplace. A door leads to:

Ensuite Shower 9' 5" x 308' 5" (2.87m x 94m)

There is a white low level W.C, a wash hand basin with storage under, a shower enclosure with a shower, a ladder style heated towel rail and two roof lights. The walls and floors are fully tiled.

Bedroom 2 11' 8" x 10' 4" (3.56m x 3.14m)

There is one window to the front, one radiator and a period open fireplace.

Bedroom 3 9' 8" x 12' 0" (2.94m x 3.66m)

There is one window to the front, one radiator and door leads to the utility.





Kitchen/Diner 15' 0" x 14' 1" (4.58m x 4.28m)

There is one window to the rear, with country views looking over the garden to the fields beyond and one radiator. A one and a half bowl stainless steel sink unit with 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. There is an integrated dish washer and fridge and space for an under counter freezer. Also included in the sale is an "Everhot" electric cooker. Doors lead off to:

Utility room: A part glazed door to the side, with one radiator, a stainless steel sink unit with mixer tap and drainer to one side and a storage cupboard under. There is a further wall hung storage cupboard, space and plumbing for a washing machine and tumble dryer. A wall hung gas Baxi combi boiler is located here.

Bathroom: There are two windows to the rear, a white suite comprises a bath, a low level W.C., a wall hang wash basin, a tiled shower enclosure with shower and a ladder style heated towel rail.

Conservatory "L" Shaped 14' 4" x 9' 3" (4.38m x 2.81m) + 4' 7" x 3' 10" (1.40m x 1.17m)

Constructed of UPVC and double glazing, with a poly carbonate roof. French doors open to the patio.

Outside

Entrance: A five-bar gate gives vehicular access to a gravelled drive and parking area, with composting bays, a useful open fronted barn



which measures 11' 10" x 11' 6" (3.6m x 3.5m), with a lean to store to one side.

Front:

Garden: The area at the front makes up the majority of the plot, but as the property is in such a secluded location, the area is very private. This area is largely laid to lawn, with a variety of mature apple trees and a brick paved driveway, which gives vehicular access and off road parking.

Side: There is pedestrian access down either side via a wooden pedestrian gate.

Rear: A wonderful, peaceful space, landscaped by the current owner in a cottage style, with conservation planting, including wild flowers, a raised bed, two garden sheds and a variety of mature shrubs and trees. There is a raised decking area ideal for entertaining and a good sized patio area.

Agents note: The current owner has had planning passed for a garden room extension where the conservatory currently is. This planning has since lapsed but shows the principle to extend is favourable in this area.



Directions: Turn left out of the English Homes Langport office heading towards Curry Rivel, just over the bridge turn right opposite the junction that turns into Westover, then immediately left and follow the lane until it ends. Apple Trees will be indicated by an English Homes for sale board.

Amenities

The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, butchers, Fish and Chip shop, Indian, Thai and Chinese take away restaurants, a medical centre, various churches and schools for all age ranges including the well-known Huish 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

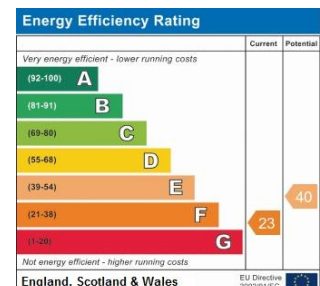
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GROUND FLOOR
1084 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.8 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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