



Brookside Cottage, Wagg Drove,  
Langport, Somerset, TA10 9ER

Guide Price £425,000

3 bedrooms  
Ref:EH001034



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## Overview

- An attractive three-bedroom period cottage.
- A rural edge of village location yet walking distance to amenities.
- Bigger than average garage with lean to store/workshop.
- Scope for further improvement.
- Pretty garden and off-road parking.
- Gas central heating and en-suite shower.
- No onward chain.



An attractive detached period cottage in a rural location on the edge of Huish Episcopi. Accommodation comprises three bedrooms with en-suite to master, bathroom, lounge/diner, kitchen/breakfast room, garden room and cloakroom. The property also benefits from a detached garage with lean-to store, pretty garden, gas central heating and off-road parking. The cottage may benefit from some updating and comes to the market with no onward chain.



### Accommodation:

A solid wooden door opens into:

**Entrance Hall:** There is a window to one side, one radiator, alcove with shelving, doors lead off to:

**Cloakroom:** There is one window to the front, a low-level W.C and a wall hung corner wash basin.

**Lounge/Diner: 28' 0" x 9' 11" (8.53m x 3.03m)**  
The largest room of the house with two windows to the front elevation, a circular window to the rear and two radiators. A natural stone fire place with shelving and storage to either side creates a focal point to one end of the room with stairs that rise to the first floor at the opposite end. A door leads to:

**Kitchen/Breakfast Room: 22' 2" x 9' 10" (6.76m x 3m)**  
A light filled room with windows to three aspects, two radiators, French doors that open into the garden room and a door to the rear that opens into a rear porch that gives access to the driveway and parking. There is a one and a half bowl composite sink unit with mixer tap over, drainer to one side and a 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 and a tiled floor. An Indesit electric oven and grill are included in the sale with space and plumbing for a washing machine and a dishwasher, space for an upright fridge/freezer. a wall hung Worcester gas boiler is also located here.

**Garden Room: 10' 6" x 10' 1" (3.19m x 3.08m)** This room has windows to either side, French doors to the front elevation that open to the garden, a poly carbonate roof with a tiled floor and one radiator.

**Rear entrance porch:** Windows to the rear and side, stone floor and a part glazed door that opens to the driveway and parking.

Stairs from the lounge rise the first floor:

**Landing:** There is one window to the rear and doors lead off to:

**Bedroom 1: 14' 5" x 10' 1" (4.40m x 3.07m)** There is one window to the front, one radiator, a built-in wardrobe, a generous built in storage cupboard and a door that leads to:

**En-suite:** This room has one window to the side, a low level W.C, a pedestal wash basin, a tiled shower enclosure with mains fed shower, one radiator and tiled walls.

**Bedroom 2: 9' 11" x 8' 10" (3.02m x 2.70m)** There is one window to the front and one radiator.



**Bedroom 3: 8' 11" x 6' 11" (2.72m x 2.10m)**

This room has one window to the front and one radiator.

**Bathroom:** There is one window to the front, one radiator, a panelled bath with shower attachment to the taps at one end, a pedestal wash basin, a low level W.C and tiled walls.

#### **OUTSIDE**

The property is approached from the side with a path that leads to the front door to one side and a driveway to the opposite side. The driveway gives vehicular access to the garage and provides off-road parking for several vehicles.

The garden is predominately laid to lawn with a large variety of mature shrubs and trees, flower beds to the borders and hedging to the boundaries.

**Garage: 17' 11" x 15' 9" (5.47m x 4.81m)** Constructed with block and render with some natural stone and a tiled roof, an up and over door, light and power connected.

**Attached Store: 10' 0" x 8' 1" (3.06m x 2.46m)** There is one window to the side with a solid wooden pedestrian door.



#### **Directions:**

From the Langport office turn right out of the car park then the second right up The Hill. Continue on this road until you come to a T junction next to St Mary's Church. Turn right and continue on this road, Wagg Drove is the first road on the left a short distance after the Rose and crown (Eli's) public house.

#### **Amenities:**

Huish Episcopi is less than one mile from the town of Langport which 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 Academy and Sixth Form. 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.

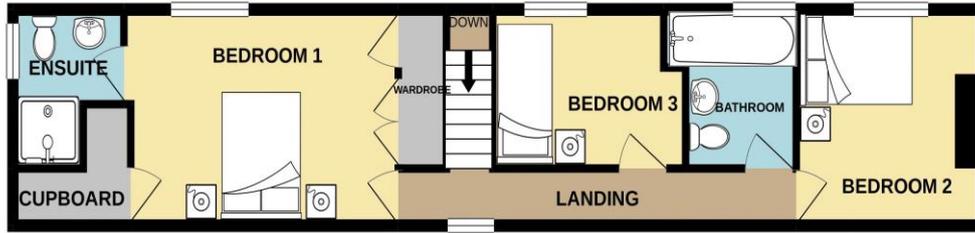


#### **VIEWINGS STRICTLY BY APPOINTMENT**

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1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

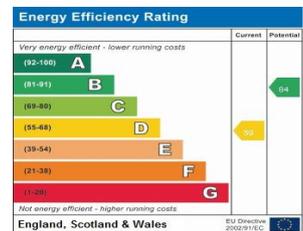


GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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9 Parrett Close, Langport, Somerset, TA10 9PC  
01458 252530  
Email: sales@english-homes.co.uk  
www.english-homes.co.uk

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