



Telston House, Low Ham,
Langport, Somerset, TA10 9DR

Guide Price £525,000

3 bedrooms
Ref:EH001701



ENGLISH HOMES

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Overview

- A 3 bedroom detached house
- 1/3 acre plot
- Garage & off road parking
- Popular village location
- Cloakroom
- Some modernisation required
- Dual aspect windows with views over gardens
- Convenient access to countryside walks
- Conservatory



A 3 bedroom detached house set centrally in approx. 1/3 of an acre, located in the popular hamlet of Low Ham. The property comes to the market with the benefits of garage, spacious off road parking and circular driveway, level lawned garden, peace and tranquillity of the village, easy access to countryside walks, oil fired central heating and double glazing. With accommodation comprising entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility, conservatory, 3 bedrooms (master measuring 5.43m in length) and family bathroom.



Accommodation: There is a covered entrance canopy with opaque uPVC double glazed door giving access to:

Hallway: Front aspect full length opaque uPVC double glazed window, wooden flooring, radiator, understairs storage cupboard, stairs rising to first floor landing, doors leading off to:

Cloakroom: Front aspect opaque uPVC double glazed window, tiled window sill, low level toilet, wall mounted wash hand basin, tiled splashback, radiator.

Living Room: 17' 9" x 10' 10" (5.40m x 3.30m) (Maximum measurements) Dual aspect uPVC double glazed windows to both front and rear giving views to rear garden, gas coal effect fire with tiled hearth and wooden mantle, wooden flooring, radiators, opaque glass panels through to dining room.

Dining Room: 9' 11" x 8' 11" (3.01m x 2.72m) Rear aspect uPVC double glazed window giving views to the rear garden, radiator, opaque glass panels through to living room.

Kitchen/Breakfast Room: 11' 5" x 8' 9" (3.47m x 2.67m) Rear aspect uPVC double glazed



window giving views to the rear garden, tiled window sill, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surface, electric halogen hob, electric oven and grill with concealed extractor hood over, tiled splash backs, tiled flooring, radiator, space for American style fridge freezer, spotlights, opaque glass panel door through to:

Inner Hallway: Tiled flooring, doors leading off to:

Utility: 8' 9" x 5' 4" (2.67m x 1.62m) Rear aspect window, stainless steel sink and drainer with mixer taps, low level kitchen units, roll top work surface, space and plumbing for washing machine, space for tumble dryer and radiator.

Conservatory: 6' 7" x 16' 4" (2.00m x 4.99m) Brick based uPVC double glazed conservatory with tiled flooring, wall mounted light and power points.

Garage: 16' 4" x 14' 9" (4.97m x 4.50m) Approx. measurement. Up and over garage door, side aspect window, power, lighting, oil fired boiler.

First Floor Landing: Front aspect uPVC double glazed window, tiled window sill, loft hatch access, airing cupboard with hot water tank and slatted shelving, doors leading off to:

Bedroom 1: 17' 10" x 10' 11" (5.43m x 3.32m) Dual aspect uPVC double glazed windows to both front and rear giving views over to the rear garden, two built in double wardrobes with cupboard above, radiator.

Bedroom 2: 11' 0" x 9' 11" (3.36m x 3.03m) (Maximum measurements into door recess) Rear aspect uPVC double glazed window giving views to the rear garden, radiator.



Bedroom 3: 11' 0" x 7' 11" (3.36m x 2.42m) Rear aspect uPVC double glazed window with views to rear garden, radiator.

Bathroom: Front aspect opaque uPVC double glazed window, bath with side panel, Gainsborough electric shower over with glass shower screen, pedestal wash hand basin with mixer tap, low level dual flush toilet, shaver point, tiled splash back and radiator.

Outside: Set in approx. 1/3 of an acre.

Front and parking: There is a 5 bar gate providing access to the property with gravelled circular driveway and turning area. There are mature trees and hedgerow to the front providing a degree of privacy, with a circular central lawn area and pine tree, leylandii side borders and gates leading to:

Rear: There is a paved and concrete patio area, extensive garden which is laid to lawn with well stocked borders. Enclosed within the garden there is an oil tank, metal shed and greenhouse together with a mature apple tree. There are mature tree borders to the rear, side wall and



fence to one side and mature hedgerow to the other side.

Directions: From English Homes Langport Office turn right past Tesco heading towards Somerton. Turn left towards the top of Picts Hill signed Low Ham. As the road bears to the left go straight ahead signed Low Ham. After about a mile you will pass Low Ham chapel on the right, after a further hundred meters or so you will find this property on the right hand side indicated by an English Homes For Sale board.

Amenities: Low Ham is a popular hamlet situated less than 2 miles from Langport and less than 4 miles from Somerton. 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 Academy. The town of Langport itself lies only about eight 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), Bridgewater and Yeovil with their main-line stations (Waterloo+Paddington). Dorset coast is about 25 miles.

VIEWINGS STRICTLY BY APPOINTMENT:

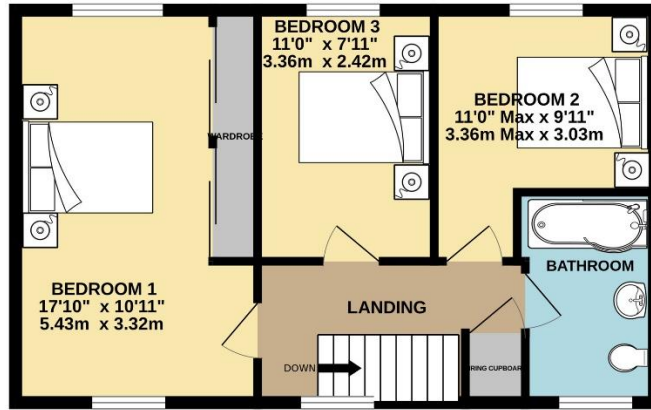
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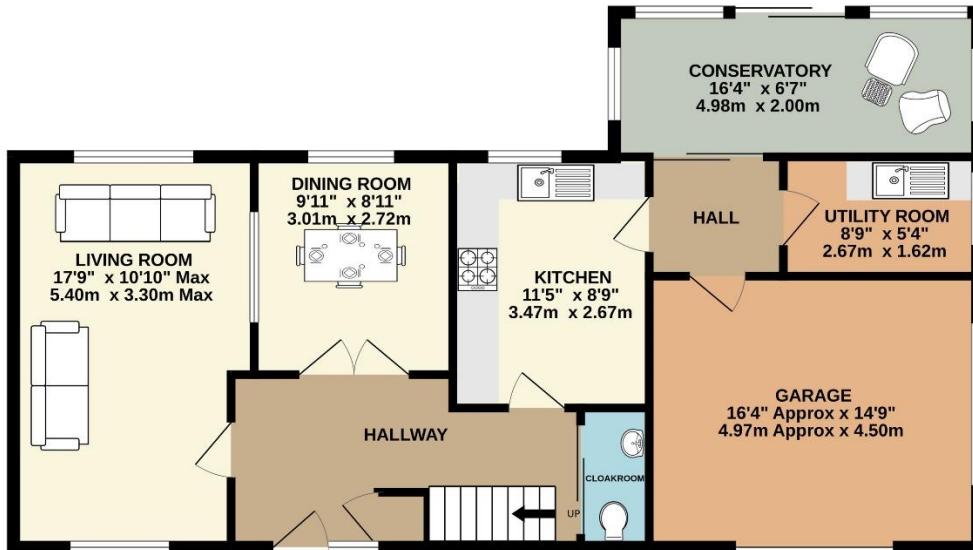
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Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.

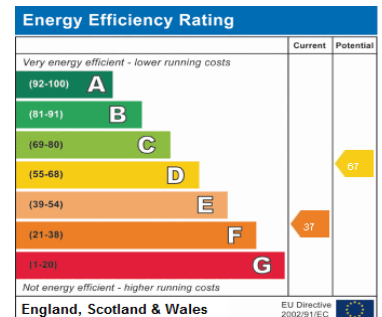


GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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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