



9 Barrymore Close, Huish Episcopi,
Langport, Somerset, TA10 9TB

Guide Price £235,000

3 bedrooms
Ref:EH001670



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Overview

- 3 Bedroom Semi Detached House
- Garage
- uPVC double glazing
- Front & rear garden
- Gas central heating
- Ideal first time or investment buy
- No onward chain
- Living/Dining Room



A 3 bedroom semi detached house, ideal for first time and investment buyers alike. The property is brought to the market with the benefits of garage parking, uPVC double glazing, gas fired central heating and enclosed front & rear garden. With accommodation comprising, entrance porch, hallway with storage, living/dining room, kitchen, 3 bedrooms and family bathroom. Early viewing is recommended to avoid disappointment!



ACCOMMODATION:

Opening to:

Entrance Porch:

Side aspect uPVC double glazed window, opaque uPVC double glazed door to:

Hallway:

Radiator, thermostatic control, under stairs storage cupboard, stairs rising to first floor landing, opaque glass panel doors through to:

Living/Dining Room: 22' 1" x 11' 10" (6.74m x 3.61m)

L Shaped Max measurements. Front aspect uPVC double glazed window, radiators, gas coal effect fire with tiled hearth and wood mantel, serving hatch to kitchen, full length rear aspect uPVC double glazed window, wall mounted uplighters, uPVC double glazed door to the rear garden.



Kitchen: 10' 0" x 8' 11" (3.06m x 2.71m)

Rear aspect uPVC double glazed window, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space for gas cooker, space and plumbing for washing machine, space for fridge, tiled splash backs, spot lights, serving hatch to dining room, uPVC double glazed door to rear garden.

Landing:

Airing cupboard with slatted shelving, loft hatch access with loft ladder, partial boarding and light, housing gas combination boiler, doors off to:

Bedroom 1: 10' 5" x 8' 6" (3.18m x 2.58m)

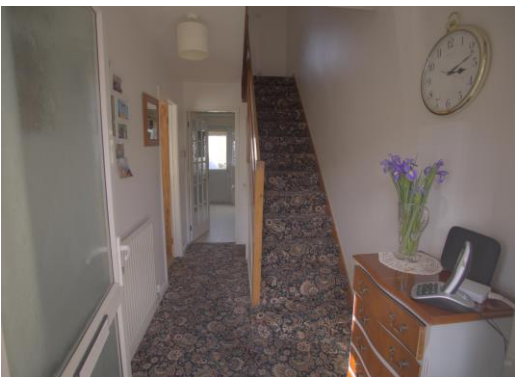
Min measurement not into door recess. Front aspect uPVC double glazed window, radiator, built in double wardrobe with shelving above.

Bedroom 2: 9' 11" x 8' 10" (3.02m x 2.70m)

Min measurements not into door recess. Rear aspect uPVC double glazed window, radiator, wardrobe recess with hanging rail and shelving.

Bedroom 3: 9' 5" x 7' 3" (2.87m x 2.21m)

Max measurements. Front aspect uPVC double glazed window, radiator, storage cupboard with slatted shelving.



Bathroom:

Rear aspect opaque uPVC double glazed window with tiled window sill, bath with side panel, Mira electric shower over, pedestal wash hand basin, low level toilet, tiled splash backs, radiator.

Outside:

Front:

There is a concrete path and lawned garden, picket fence and wall surround with a path leading to the rear.

Rear:

There is a paved patio area, lawned garden with flower bed borders and a concrete path leading to the garage.

Garage: 16' 4" x 8' 3" (4.98m x 2.52m)

With metal up and over door, power, lighting and a courtesy door to the garden.



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 Episcopi 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.

Services:

Mains gas, electric, water and drainage.

Directions:

What3words: ///reconnect.unlocking.thumbnail



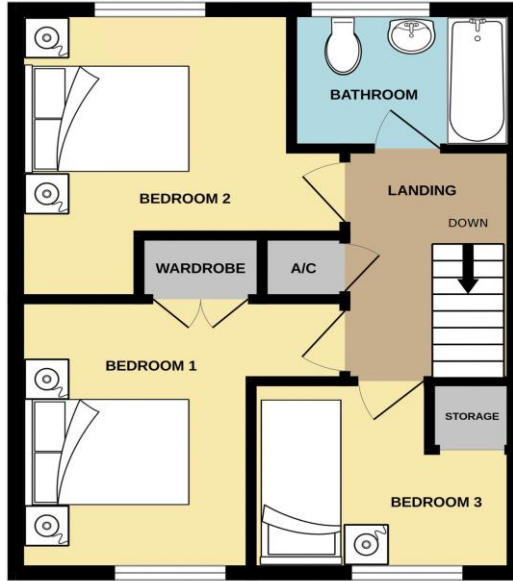
VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

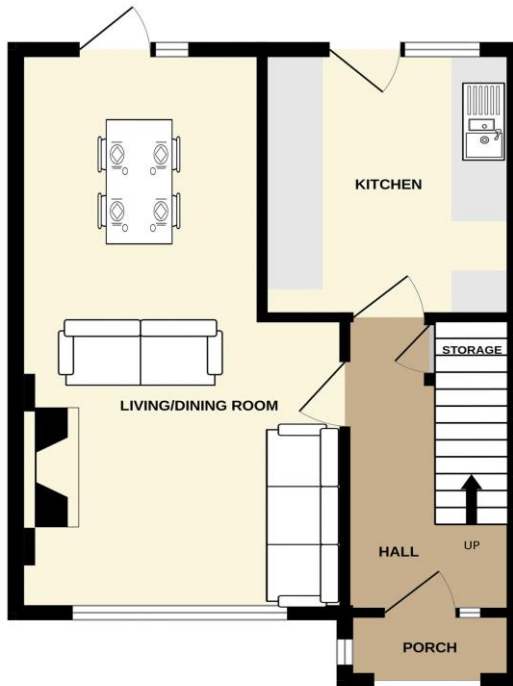
sales@english-homes.co.uk Disclaimers:

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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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