



8 Bishops Drive, Huish Episcopi,
Langport, Somerset, TA10 9HW

Guide Price £387,000

4 bedrooms
Ref:EH001857



ENGLISH HOMES

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Overview

- 4 Bedroom detached house
- Cloakroom
- Cul-de-sac location
- No onward chain
- uPVC double glazing & gas central heating
- Living room, dining room, kitchen/breakfast room & conservatory
- Family home



A 4 bedroom detached house located in a small cul-de-sac within convenient access to Langport town and schooling, offered with no onward chain. With benefits including off road parking, enclosed garden, cul-de-sac location, gas central heating and uPVC double glazing. Accommodation comprises porch, cloakroom, living room, kitchen/breakfast room, conservatory, 4 bedrooms and shower room.



ACCOMMODATION:

With a covered entrance porch and opaque uPVC double glazed door through to:

Hallway:

Radiator, thermostatic control, under stairs storage cupboard, coving, stairs rising to first floor landing, doors off to:

Cloakroom:

Front aspect opaque leaded uPVC double glazed window, tiled window sill, low level dual flush toilet, vanity wash hand basin, tiled splash backs, laminate flooring, radiator, coving.

Kitchen/Breakfast Room: 18' 5" x 10' 6" (5.61m x 3.20m)

L Shaped max measurements. Rear aspect uPVC double glazed leaded window, 1 1/2 bowl stainless steel sink and drainer, a range of low level and wall mounted kitchen units, roll top work surfaces, gas hob, electric oven and grill, integrated dish washer, breakfast bar, spot lights, radiator, uPVC double glazed French doors to conservatory, doors off to:



Living Room: 22' 0" x 11' 8" (6.70m x 3.55m)

L Shaped max measurements. Front aspect uPVC double glazed leaded window, radiator, gas coal effect fire, hearth and mantel, wall mounted lights, coving, uPVC double glazed French doors to rear garden.

Dining Room: 11' 8" x 7' 9" (3.56m x 2.35m)

Min measurement not into door recess. Front aspect uPVC double glazed leaded window, radiator, laminate flooring, inset spot lights, door to:

Utility Area: 5' 1" x 4' 11" (1.56m x 1.51m)

Gas boiler, space for upright fridge/freezer, space and plumbing for washing machine & tumble dryer, inset spot lights, laminate flooring.

Sun Room: 10' 7" x 8' 7" (3.22m x 2.61m)

Triple aspect uPVC double glazed windows, laminate flooring, Velux window, inset spot lights, radiator, uPVC double glazed door to rear garden.

Landing:

Smoke detector, loft hatch access, coving, doors off to:

Bedroom 1: 16' 11" x 11' 10" (5.15m x 3.61m)

Max measurements. 2 front aspect uPVC double glazed leaded windows, coving, radiators, fitted mirror fronted wardrobes, loft hatch access, airing cupboard with factory lagged hot water tank with slatted shelving, storage cupboard.



Bedroom 2: 12' 4" x 9' 11" (3.75m x 3.01m)

Rear aspect uPVC double glazed leaded window, radiator, coving.

Bedroom 3: 11' 8" x 8' 6" (3.56m x 2.60m)

Max measurements. Front aspect uPVC double glazed leaded window, radiator, coving.

Bedroom 4: 9' 3" x 8' 6" (2.81m x 2.59m)

L Shaped max measurements. Rear aspect uPVC double glazed leaded window, radiator, coving.

Shower Room:

Rear aspect opaque uPVC double glazed leaded window, tiled window sill, shower cubicle with Mira electric shower, pedestal wash hand basin with mixer taps, low level dual flush toilet, radiator, tiled to full height, inset spot lights, extractor fan.

Outside:

Front & Parking:

Tarmac driveway provides off road parking, with a gravelled frontage and well stocked borders.



Rear:

There is a paved patio area, garden is laid to lawn. Enclosed is a summer house, 2 sheds, a raised gravelled area to the rear with well stocked borders and fence panel surround.

Directions:

What3words: ///raking.hologram.given

Services:

Property is connected to mains gas, water, electric and drainage.

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, 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.

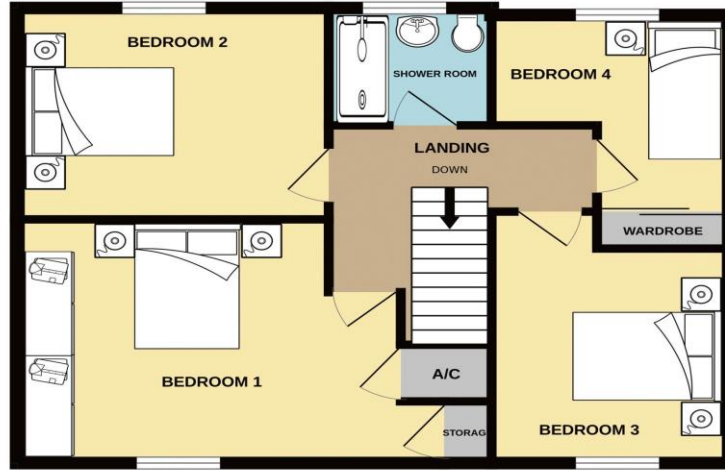


VIEWINGS STRICTLY BY APPOINTMENT:

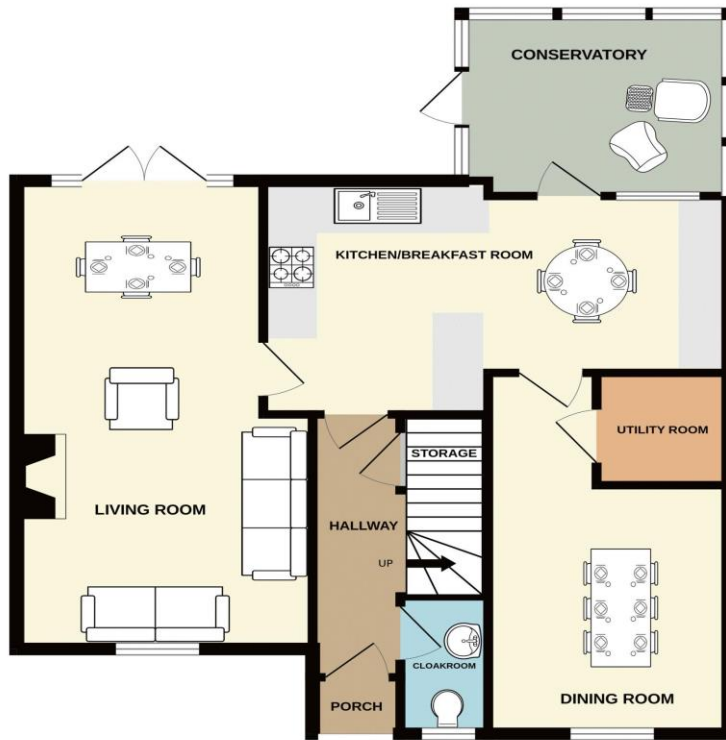
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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	72	
(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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