



7 Great Bow Yard  
Langport, Somerset, TA10 9PN

Guide Price £385,000

3 bedrooms  
Ref:EH001839



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## Overview

- Superb river views two private balconies.
- Close to local cafes and amenities.
- Great living/kitchen/dining room with vaulted ceiling.
- Garage parking.
- Gas central heating, double glazing and multi-fuel log burning stove.
- Great riverside walks on the doorstep.



A rare opportunity to purchase a town house on the Great Bow Yard development. This unusual three-bedroom home is arranged over three floors with the main living area on the top floor to make full benefit of the views over the River Parrett. The property benefits from double glazing, gas central heating, an integral garage, a private courtyard garden and a larger communal garden adjacent the river. The development is located close to countryside walks while only being stones throw from Langport's amenities with local cafes and bakery practically on the door stop.



**Accommodation:** An open fronted storm porch has the gas and electric meter on a front door with window to one side that opens into:

**Entrance Hall:** This room has a useful range of understairs storage cupboards, a tiled floor, a double glazed window and door that open to the rear giving access to the private courtyard garden. Stairs rise to the first floor and a door opens to:

**Study/Bedroom 3: 9' 8" x 8' 2" (2.95m x 2.48m)** There is one window to the rear, one radiator and a door to:

**W.C.:** There is a wall hung storage cupboard, a white ladder style heated towel rail and a white suite that comprises a low level W.C and a pedestal wash basin.

**First Floor Landing:** There is a window, one radiator, stairs rising to the second floor and doors that open to:





**Bedroom 1: 14' 9" x 9' 5" (4.49m x 2.88m)**

There is one radiator and a pair of double glazed French doors that open onto a private balcony and offer views over the communal garden to the river.

**Bedroom 2: 12' 3" x 8' 2" (3.74m x 2.50m)**

This room has a window to the rear and one radiator.

**Bathroom:** This room has a shower enclosure with shower, ladder style heated towel rail, a white suite that comprises a panelled bath, a low level W.C and a pedestal wash basin with tiles to splash prone areas.

**Second Floor:** Stairs from first floor landing rise to:

**Open Plan Living/Kitchen Dining Room: 29' 5" x 14' 9" (8.96m x 4.50m)** This stunning open plan room is filled with light from the vaulted ceiling with roof lights over the stair well, windows to the front and rear aspect and a pair French doors to the front aspect that open onto a private balcony. The main living area is located on the top floor to make full benefit of the uninterrupted view of the River Parrett and beyond. The room is divided into distinct zones: The Lounge Area has a radiator and a HWAM multi-fuel stove in the corner. The Kitchen Area has a one and a half bowl stainless sink unit with drainer to one



side, mixer tap over and storage cupboard under. A further range of floor standing, wall hung and drawer storage cupboards are arranged above and below solid wood work surfaces. One of the cupboards houses a Worcester gas boiler which provides domestic hot water and central heating. A gas hob has an extractor hood over and an electric oven under that are included in the sale. There is space and plumbing for a dishwasher and space for an upright fridge/freezer. An area to the rear of the room offers space for dining, has one radiator and the window here offers a view of the viaduct over fields.

**OUTSIDE:** Front: A pair of barn style doors open to:

**Integral Garage: 16' 8" x 9' 1" (5.08m x 2.77m)**

There is plumbing located here for a washing machine, light and power are connected.

**Parking:** There are additional spaces that are reserved for short stay visitors.

**Garden:** The property benefits from a private courtyard garden to the rear that has been



tastefully designed with an Asian style. The larger communal garden to the front is beautifully maintained and features, a BBQ area with seating, a lawned area and a wonderful river bank area with seating. The garden gives a common interest amongst 12 properties that make up the development, a space to socialise with neighbours that helps create a sense of community or a peaceful private space to read book on the river bank.

**SERVICES:** Mains gas, water, electric and drainage are all connected. Fibre broadband is connected to the nearby box.

**Agents Note:** Each of the 12 households that make up Great Bow Yard has equal shares in the management company, the management charge was worked out on the square footage of each property by the first Management Committee. The management charge is for the maintenance of the communal outside areas such as the Car Park and private road. The current service charge is £27 per calendar month.

**Amenities:** The ancient 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 Episcopi 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:**

**Langport Office 01458 252530**

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Disclaimers: Information is given in good faith, but may not be accurate. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance.

2ND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	81	83
EU Directive 2002/91/EC		
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