



26 St. Marys Park, Huish Episcopi,
Langport, Somerset, TA10 9HD

Guide Price £275,000

2 bedrooms
Ref:EH001899



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Overview

- Garage with off-road parking.
- Central heating and double glazing.
- No onward chain.
- Well located for local amenities.
- Fully enclosed low maintenance rear garden.
- Two double bedrooms and shower room.



A two double bedroom detached bungalow set on a sought-after development which is centrally situated for local amenities with gardens to the front and rear. Benefits include garage, off road parking, uPVC double glazing and oil-fired central heating. With accommodation comprising, entrance hall, lounge, kitchen/breakfast room, 2 double bedrooms and family bathroom. No onward chain.



Accommodation

A storm porch covers a UPVC double glazed front door which opens into:

Entrance Hall:

There is one radiator, a loft entrance hatch, an airing cupboard which has slatted shelving and a radiator, doors lead off to the following:

Lounge/Diner: "L" Shaped: 12' 3" x 10' 11" (3.73m x 3.32m) + 8' 8" x 3' 9" (2.64m x 1.15m)

The room is filled with light from a generous double-glazed window to the front aspect, there are two radiators.

Kitchen/Breakfast Room: 11' 8" x 9' 9" (3.56m x 2.96m)

This room has a double-glazed window to the rear that overlooks the garden a UPVC double glazed door to the side, one radiator and a single bowl stainless steel sink unit with drainer to one side and a storage cupboard under. A further range of Beech effect kitchen units are



arranged above and below a rolled edge work surface with a tiled splash back. A Hotpoint electric oven is included in the sale with space for an upright fridge/freezer and space and plumbing for an under counter washing machine and dishwasher. A Worcester oil fired boiler and fuse board are both located in this room.

Bedroom 1: 13' 0" x 11' 11" (3.97m x 3.64m)

There is one double-glazed window to the front aspect and one radiator.

Bedroom 2: 12' 10" x 10' 10" (3.90m x 3.31m)

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

Shower Room:

There is a double-glazed window to the rear, one radiator, a white suite comprises a low level W.C, a wash basin with storage cupboard under and shelving to one side, a shower enclosure with aqua panels and a Triton electric shower.

OUTSIDE

Front: Largely laid to lawn with a dwarf wall to the front boundary, a path leads to the front door and around to one side where a pedestrian gate gives access to the side and rear gardens.

Rear: The garden here is laid into low maintenance areas which consist of a patio area, an area laid to blue slate chipping, and



an area laid to bark chipping, it is here that the oil storage tank can be found. A pair of gates give vehicular access to the rear.

Garage: 17' 3" x 8' 11" (5.27m x 2.71m)

There is an electric up and over door which provides vehicular access, a double-glazed window and door to the rear, light and power are both connected.

Parking: At the rear there is off road parking for one to two cars depending on size with on road parking to the front.

Services: Mains electric, gas, drainage are all connected with fibre broadband in a nearby cupboard.

Directions:

From English Homes Langport Office turn right and pass Tesco and the petrol station on your



left-hand side. At the roundabout turn right and after approximately five hundred yards you will see Huish Episcopi Academy on the left and the entrance to St Mary's Park on the right. The property is located a short distance on the left hand side denoted by a For Sale board.

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, take aways, butcher, cafes, bakery and schools for all age ranges including the well known Huish Episcopi Academy which has gym facilities and indoor pool for public use. 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.

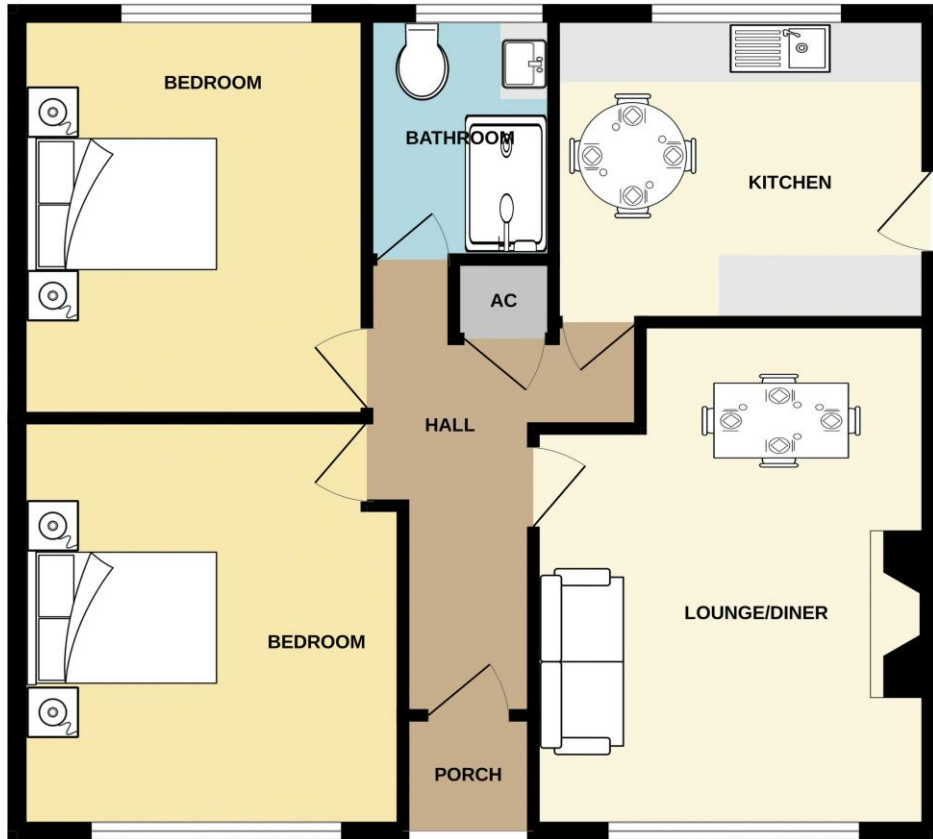
Viewings by appointment:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

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GROUND FLOOR



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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