



Thrift House, Bow Street,  
Langport, Somerset, TA10 9PS

Guide Price £195,000+

Plus Fees

4 bedrooms

Ref:EH001853



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## Overview

- 4 bedroom town house
- Online auction 24<sup>th</sup> July 2024
- Central to Langport town
- Enclosed garden
- Partial countryside views
- Some updating required
- Cloakroom
- Living Room, Kitchen & conservatory



This period town house is being offered with many original features including flagstone floors and exposed floorboards and offers four bedroom accommodation arranged over four floors that would now benefit from updating. Thrift House offers views over the moors and river from the upper windows and Langport town centre is within a short level walk and offers many local shops, amenities and schools. There are also excellent local walks in and around Langport.



### AGENTS NOTE:

Lot 134 - THRIFT HOUSE, BOW STREET,  
LANGPORT, SOMERSET, TA10 9PS. Auction  
Guide Price - £195,000+, Plus Fees The  
property is being offered online by Clive  
Emsom Auctioneers on 24<sup>th</sup> July 2024. To  
register to bid, view legal documentation or  
for general auction enquiries please contact  
the auctioneers or visit their website  
[cliveemson.co.uk](http://cliveemson.co.uk)

### Accommodation:

#### Ground Floor:

Internal entrance porch, hallway, cloakroom  
W.C., living room, kitchen and conservatory.

#### First Floor:

Landing, bedroom and family bathroom with  
airing cupboard.

#### Second Floor:

Landing and two bedrooms.



**Third Floor:**

Landing and bedroom.

**Outside:**

Rear garden with patio and lawned area.

**Council Tax C**
**Local Planning Authority:**

Somerset District Council. Tel No: 01935 462462 Website: [www.somerset.gov.uk](http://www.somerset.gov.uk)

**Freehold with Vacant Possession**
**Directions:**

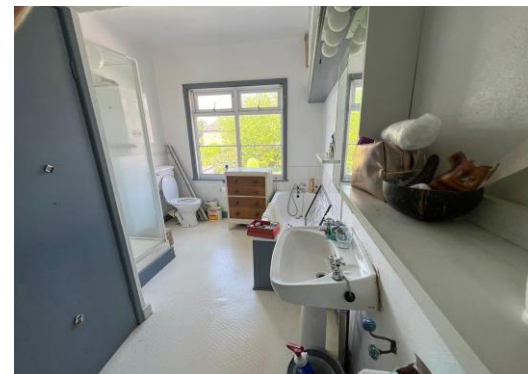
What3words: [///bangle.globe.tissue](https://www.what3words.com/#!/bangle.globe.tissue)

**VIEWINGS BY APPOINTMENT:**

**Langport Office 01458 252530**

**[sales@english-homes.co.uk](mailto:sales@english-homes.co.uk)** Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. 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. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. 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.

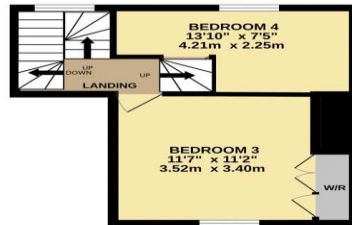
GROUND FLOOR



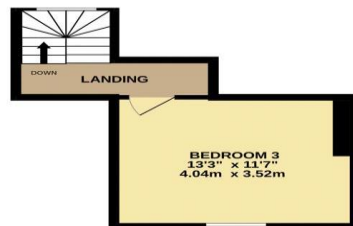
1ST FLOOR



2ND FLOOR



3RD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
		61	80
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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