



Pine Tree Cottage, Huish Episcopi,
Langport, Somerset, TA10 9QT

Guide Price £300,000

3 bedrooms
Ref:EH001920



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Overview

- 3 bedroom link detached house
- Integral garage and parking
- No onward chain
- Enclosed South facing garden
- Cloakroom
- Gas central heating
- Ideal buy to let or family home
- Living/dining room



Offered with no onward chain is this 3 bedroom link detached house which comes with the benefits of a southerly facing garden, integral garage & off road parking, cloakroom, double glazing and gas central heating. The property is on the outskirts of the popular town of Langport, giving it convenient access to schooling and also the amenities it has to offer. Ideal for both first time or investment buyers alike.



ACCOMMODATION:

Opaque uPVC double glazed door provides access.

Hallway:

Radiator, laminate flooring, stairs rising to first floor landing, opaque glass panel door to:
Living/Dining Room: 24' 11" x 12' 5" (7.59m x 3.79m)

Max measurements. Front aspect double glazed Bay style window with deep window sill, radiators, fireplace with hearth, Minster stone surround and wood mantel, under stairs storage cupboard, coving, uPVC double glazed patio doors to the rear garden, archway to:

Kitchen: 10' 9" x 7' 5" (3.27m x 2.27m)

Rear aspect double glazed window, stainless steel sink and drainer, a range of low level and wall mounted kitchen units, roll top work surfaces, space for electric cooker, space for upright fridge/freezer, tiled splash backs, coving, sliding glass panel door to:

Rear Hall:

Radiator, gas boiler, opaque uPVC double glazed door to rear garden, doors to cloakroom and integral garage.



Cloakroom:

Rear aspect opaque double glazed window, tiled window sill, low level dual flush toilet, corner wash hand basin, tiled splash backs, radiator.

First Floor Landing:

Loft hatch access, airing cupboard with hot water tank and slatted shelving, doors lead off to:

Bedroom 1: 13' 9" x 9' 2" (4.20m x 2.79m)

Max measurements. Rear aspect uPVC double glazed window with partial countryside views, radiator.

Bedroom 2: 10' 10" x 9' 1" (3.29m x 2.78m)

Front aspect uPVC double glazed window, radiator.

Bedroom 3: 7' 5" x 6' 6" (2.26m x 1.97m)

Front aspect uPVC double glazed window, radiator.

Bathroom:

Rear aspect uPVC double glazed window, tiled window sill, corner shower cubicle with electric shower, pedestal wash hand basin, low level toilet, heated towel rail, tiled to full height, extractor fan.

Outside:

Front:

There is a tarmac driveway with additional paved parking. There is a gravelled area and a brick wall frontage.



Integral Garage: 17' 0" x 9' 0" (5.19m x 2.74m)

With metal up and over door, power, lighting, storage space above, space and plumbing for washing machine, courtesy door to rear hall.

Rear:

To the side is a paved patio with a path and trellis adorned by an attractive clematis. There are 2 raised vegetable beds with a gravelled surround. Directly to the rear of the property is a low maintenance garden which is of astro-turf, a paved path and a well stocked border. Enclosed is a shed and the property is surrounded by fence panels.

Agents Note:

There is a shared driveway.

Services:

The property is connected to mains electricity, water and drainage. There is gas central heating.

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.

Directions:

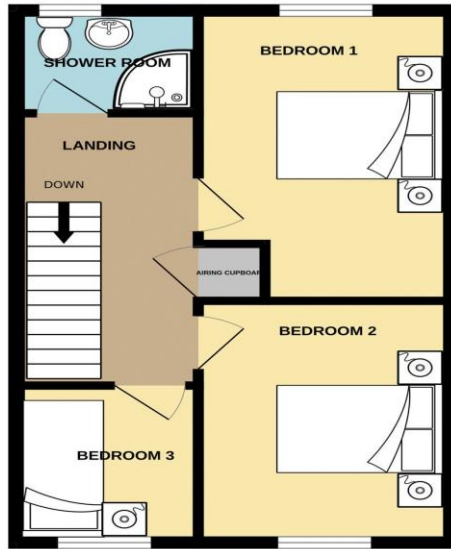
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VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

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1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



PINE TREE COTTAGE, HUISH EPISCOPI, TA10 9QT

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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