



4 Vale View, Aller,
Langport, Somerset, TA10 0RB

Guide Price £220,000

3 bedrooms
Ref:EH002034



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Overview

- 3 Bedroom semi detached house
- Elevated countryside views over The Levels
- Popular village location
- Garage & off road parking
- Gardens to both the front and rear
- Summerhouse/office
- Workshop



A 3 bedroom semi detached house located in an elevated position on the outskirts of Aller with outstanding rural views to the front and good views to the rear. It is ideal to watch the weather and the wildlife from your living room and bedroom windows. With benefits including garage, off road parking, garden with summerhouse and decking, LPG central heating and double glazing. Early viewing highly recommended.



Accommodation:

Opaque UPVC double glazed door giving access to:

Hallway:

Thermostatic control, stairs raising to first floor landing, doors leading off to:

Living Room: 15' 3" x 10' 6" (4.65m x 3.20m)

Front aspect UPVC double glazed window with elevated views over the Somerset levels, wood burner with stone hearth surround and mantel, laminate flooring, radiator, rear aspect UPVC double glazed window.

Kitchen / Breakfast Room: 15' 3" x 8' 9" (4.65m x 2.67m)

Front aspect UPVC double glazed window with elevated views over the Somerset levels, one and a half bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, integrated dishwasher, LPG gas range cooker, stainless steel extractor hood and light over, tiled splashbacks, radiator, tiled flooring, inset spotlights, beamed ceiling, under stairs recess with fridge/freezer, door leading through to:



Utility Room: 5' 7" x 3' 11" (1.71m x 1.19m)

Space and plumbing for washing machine, tile effect flooring, door to bathroom, opaque UPVC double glazed door to the rear garden.

Bathroom:

Rear aspect opaque UPVC double glazed window, tiled window sill, kidney shaped bath with side panel and mixer taps, wall mounted shower attachment, glass shower screen, pedestal wash hand basin, low level dual flush toilet, heated towel rail, extractor fan, tiled to full height, tile effect flooring.

First Floor Landing:

Rear aspect UPVC double glazed window, radiator, loft hatch access with light and boarding, doors leading off to:

Bedroom 1: 15' 3" x 9' 3" (4.65m x 2.83m)

Front aspect UPVC double glazed windows with elevated views over the Somerset levels, rear aspect UPVC double glazed window, radiator, built in double wardrobe.

Bedroom 2: 13' 3" x 7' 1" (4.04m x 2.16m)

Front aspect UPVC double glazed window with elevated views over the Somerset levels, radiator.

Bedroom 3: 7' 11" x 7' 7" (2.42m x 2.31m)

Rear aspect UPVC double glazed window, radiator, built in single wardrobe.

Outside:

Front:

There is a picket fence and concrete path leading to the property, a lawned front



garden, with well stock flower and shrub borders and a concrete path leading to the rear.

Rear:

There is a covered area ideal for drying. Steps rising to a lawned area with vegetable patch, further steps leading to a raised decking area with partial countryside views, well stocked borders, fence panel to one side, laurel hedge to the other and a paved path leading to the garage.

Summerhouse: 13' 1" x 9' 10" (4.00m x 2.99m)

French doors providing access, front and side aspect windows, power and lighting.

Garage: 18' 4" x 9' 10" (5.59m x 3.00m)

Metal up and over door, power, lighting, courtesy door to the garden, door leading through to:

Workshop: 18' 4" x 8' 0" (5.59m x 2.45m)

Power and lighting.

Services:

The property is connected to mains water, drainage & electricity. There is LPG central heating. Council Tax Band: B EPC: F



Directions:

What3words:///attending.lights.subject

Amenities:

The popular village of Aller has a range of facilities, which include a village inn/restaurant, vineyard, pottery, 12th century parish church, community playground and village hall. The larger busy market town of Langport lies less than 3 miles to the South East. 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 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.

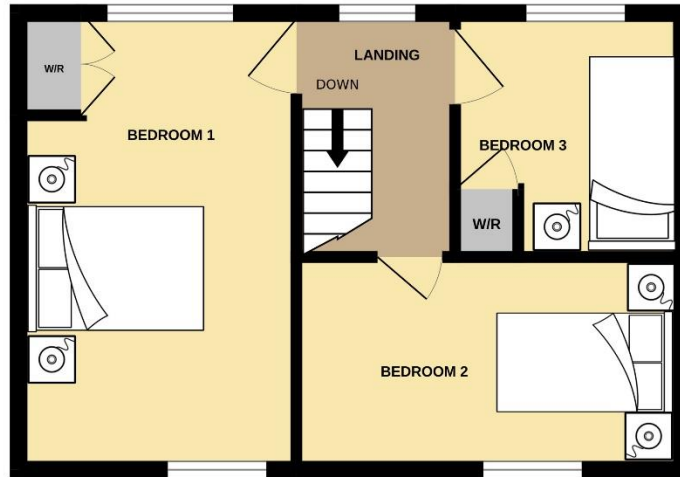


Viewings By Appointment:

Langport Office 01458 252530 sales@english-homes.co.uk

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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		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F	35	
(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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9 Parrett Close, Langport, Somerset, TA10 9PC
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk

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