



6 Portland Road, Huish Episcopi,
Langport, Somerset, TA10 9QX

Offers in Excess of
£300,000

2 bedrooms
Ref:EH002109



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Overview

- 2 Bedroom detached bungalow
- End-of-cul-sac location
- Much improvement by the existing owner
- Off road parking for numerous vehicles
- Summerhouse with power, lighting and insulated
- Spacious kitchen/diner
- Modern fitted kitchen with integrated units
- Double glazing and gas central heating



A delightful 2 bedroom detached bungalow, with a kitchen/diner measuring 5.48m (18') in length. The property has undergone much improvement by the existing owner making it a property just to move your furniture into. Benefits include uPVC double glazing, modern fitted kitchen and bathroom, gas central heating, wood burner, off road parking for numerous vehicles, garage (currently used as an office) with uPVC double glazed doors, enclosed garden with summer house & veranda and located at the end of cul-de-sac location.



Accommodation:

Entrance Porch:

Opaque uPVC double glazed door gives access to;

Hallway:

Opaque uPVC double glazed window, radiator, laminate flooring, loft access which is partially boarded with power, lighting and a gas combination boiler, thermostatic control and doors leading off to;

Living Room: 13' 11" x 11' 11" (4.24m x 3.63m)

Front aspect uPVC double glazed window, woodburner, hearth, wooden mantel, radiator, laminate flooring, coving and wall mounted lights.

Kitchen/Diner: 18' x 9' 11" (5.48m x 3.02m)

Rear aspect uPVC double glazed window, sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surface, integrated fridge/freezer, dishwasher, central island with induction hob and extractor fan with cupboards below, laminate flooring, radiator, inset spot lights





with two further down lighters, built in double oven and space and plumbing for a washing machine, uPVC double glazed French doors gives access to the rear garden & veranda, chrome heated towel rail.

Bedroom 1: 9' 11" x 9' 11" (3.03m x 3.01m)

Rear aspect uPVC double glazed window, radiator, coving.

Bedroom 2: 10' 11" x 7' 8" (3.33m x 2.34m)

Front aspect uPVC double glazed window, radiator, parquet flooring and coving.

Bathroom:

Side aspect opaque uPVC double glazed window, bath with side panel, mixer taps, wall mounted shower and glass shower screen, splash backs, Vanity wash hand basin with mixer taps, low level dual flush toilet with concealed cistern, tile effect flooring, inset spot lights, extractor fan, heated towel rail.

Outside:

Front: There is a levelled lawn front garden with a stepping stone path, well stocked border, fence panel and stone wall to side. To the side is a storage shed, path and a gate to the rear garden. There is a concrete driveway providing off road parking for numerous vehicles, 5 bar gate to a further parking area.



Garage/Storage/Office: 18' 10" x 9' 0" (5.74m x 2.75m)

Two front aspect full length opaque windows, opaque uPVC double glazed doors, rear aspect opaque uPVC double glazed window, power and lighting, low level and wall mounted kitchen units and roll top work surface with further storage space provided. The rear is currently being used as an office.

Rear:

Directly to the rear is a paved patio & veranda ideal for a morning coffee. There is a side patio area with the garden being laid to lawn with well stocked borders. Enclosed within the garden is a raised decking which leads to the summer house which is currently used as an office with power, lighting and insulation. A courtesy 5 bar gate leads back to the parking area.

Services:

Mains gas, electric, water and drainage are all connected. Council Tax Band: C EPC Band: D

Directions:

What3words:///mildest.dimension.handover

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, public houses and schools for all age ranges. 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.

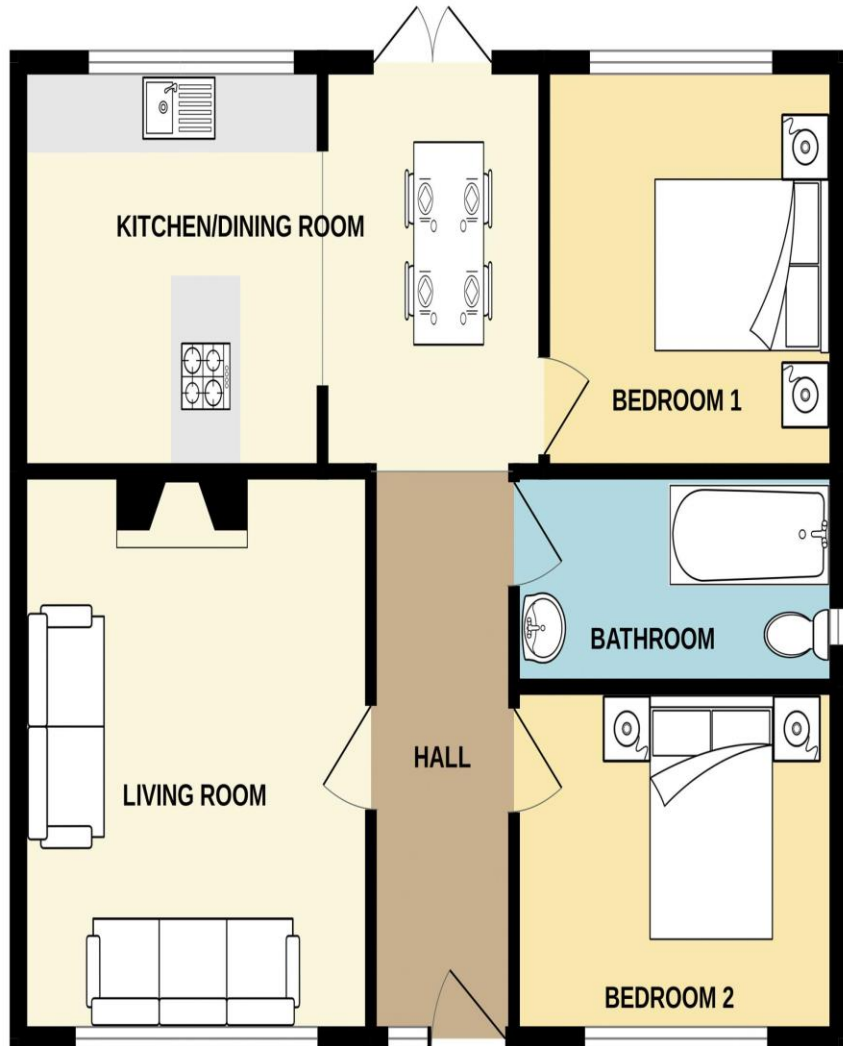
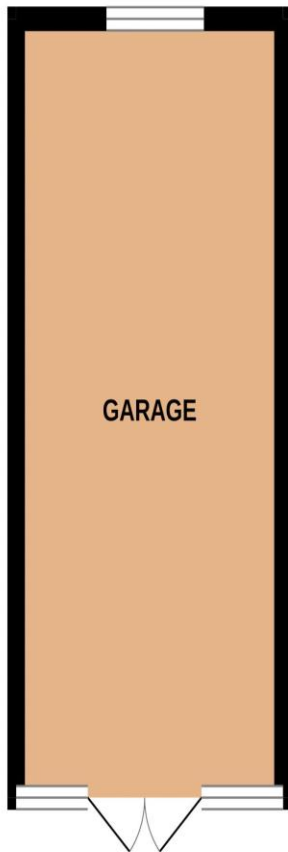
VIEWINGS STRICTLY BY APPOINTMENT:

Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

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GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(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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