



30 Garden City,
Langport, Somerset, TA10 9SU

Guide Price £275,000

3 bedrooms
Ref:EH002133



ENGLISH HOMES

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Overview

- A 3 bedroom end of terrace house
- Garage & workshop
- Off road parking
- Kitchen/dining room
- Utility room
- Cul-de-sac location
- Lengthy level lawned garden
- Downstairs bathroom with upstairs shower room



A 3 double bedroom end of terrace property located at the end of a cul-de-sac within convenient access to Langport & schooling. This deceptively spacious family home comes with the benefits of garage & off road parking, lengthy level garden with workshop and storage, double glazing and gas central heating. Accommodation comprises, entrance hall, living room, kitchen/dining room, conservatory, utility and downstairs bathroom. To the first floor are 3 double bedrooms and shower room.



Accommodation:

Covered entrance porch with side aspect window and opaque double glazed stained glass door giving access to:

Hallway:

Front aspect double glazed window, smoke detector, radiator, laminate flooring, cloaks cupboard with louvre doors and shelving above, opaque window to utility, doors leading through to:

Living Room: 15' 1" x 10' 4" (4.60m x 3.15m)

Min measurements. Front aspect double glazed window, radiator, feature fireplace with slate hearth, opaque glass panel door to:

Kitchen / Dining Room: 16' 3" x 11' 5" (4.95m x 3.48m)

L shaped Maximum Measurements. Dual aspect double glazed windows to the rear and side, tiled window sills, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, electric hob, oven and grill, concealed extractor fan over, space and plumbing for slim line dishwasher, spotlights, laminate flooring, radiator, double glazed patio doors leading through to:



Conservatory: 9' 8" x 7' 7" (2.94m x 2.31m)

Brick based conservatory with uPVC double glazed windows, uPVC double glazed French door giving access to the garden, spotlights, tiled flooring.

Utility Room: 7' 9" x 5' 11" (2.36m x 1.81m)

Combination boiler, strip light, storage cupboards, tiled splashbacks, space and plumbing for washing machine, radiator, low level kitchen units, laminate flooring.

Inner Hall:

Space for American style fridge/freezer, under stairs storage cupboard, tiled splashbacks, strip light, laminate flooring, sliding door leading through to;

Bathroom:

Rear aspect opaque double glazed window, bath with side panel mixer taps and overhead shower attachment, low level toilet, pedestal wash hand basin, tiled splashbacks, radiator, extractor fan.

First Floor Landing:

Smoke detector, doors leading through to:

Bedroom 1: 15' 11" x 9' 4" (4.86m x 2.84m)

Dual aspect double glazed windows to both the front and side, radiator, fitted bedroom suite with two single wardrobes and wall mounted cupboards, storage cupboard with slated shelving.

Bedroom 2: 11' 5" x 11' 6" (3.47m x 3.51m)

Dual aspect double glazed windows to both the side and rear, radiator, two built in double wardrobes and vanity area, coving.

Bedroom 3: 13' 2" x 9' 8" (4.01m x 2.94m)

Maximum Measurements. Front aspect double glazed window, radiator, built in



wardrobe with shelving above, loft hatch access with loft ladder, light and partially boarded.

Shower Room:

Rear aspect opaque double glazed window, tiled window sill, tiled splashbacks, extractor fan, tiled flooring, heated towel rail, low level dual flush toilet, pedestal wash hand basin with mixer taps, shower cubicle with electric shower.

Outside:

Front:

There is a concrete driveway giving off road parking for numerous vehicles, together with a side gravelled area providing additional parking. The front is enclosed by a brick wall and gates, fence panels to the side, driveway leads to the garage.

Garage:

Garage has a wooden door.

Rear Garden:

There is a gravelled area with a mature tree, paved patio, garden laid to lawn. Enclosed is a summer house with fence panels surround. There is a workshop measuring 2.94m x 2.69m with power,



lighting and side aspect window. A brick built storage area measuring 2.5m x 1.83m

Directions:

What3words:///feasting.itself.exonerate

Services:

The property is connected to mains gas, drainage, water and electricity. Council Tax Band: B EPC Band: D

Material Information:

In accordance with the Estate Agents Act 1991 we advise that the owner is a "connected" person i.e. is related to a person working at English Homes.

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 and schools for all age ranges including the well-known Huish Academy. 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

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is given in good faith, but may not be accurate.

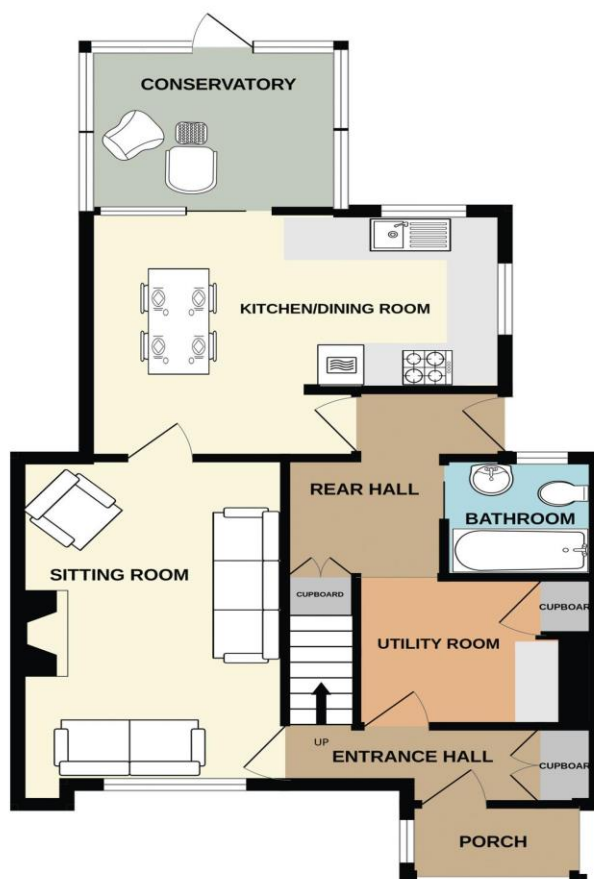
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1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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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9 Parrett Close, Langport, Somerset, TA10 9PC
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk



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