



36 St Marys Park, Huish Episcopi,  
Langport, TA10 9HL

Guide Price £340,000

3 bedrooms  
Ref:EH002056



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## Overview

- Detached bungalow
- Modern Kitchen and Bathroom
- Detached garage and parking
- Front and rear gardens
- Double glazing and Gas central heating
- Popular location
- No onward chain



A detached three bedroom bungalow conveniently located on the much sought after St Mary's Park development. Further accommodation comprises a lounge, modern kitchen/diner, utility room, cloakroom, shower room, garage and garden. The property also benefits from off road parking, gas central heating and double glazing. No onward chain.



### Accommodation:

From the drive a path leads to the uPVC double glazed door opening to:

**Entrance Porch:** A useful space with hooks for hanging coats, a window to one side, a door opens to:

**Entrance hall:** This room has one radiator, an airing cupboard and doors that lead off to:

**Lounge:** 10'9" by 17'7" (3m 28cm x 5m 36cm) A fireplace housing a log burner with stone hearth creates a wonderful focal point, there is one radiator and a double glazed window to the front aspect.

**Kitchen/Diner:** 9'11" by 12'1" (3m 2cm x 3m 68cm) A stainless steel sink unit with drainer to one side, a mixer tap over and



storage cupboard under. A further range of modern wall hung, floor standing and drawer kitchen units are arranged above and below a square edged worksurface with a tiled splash back. Appliances include a four ring gas hob with an extractor hood above and an electric oven in a tower unit. There is one radiator and a window that overlooks the garden.

**Utility: 5'5" by 8'9" (1m 65cm x 2m 67cm)**

A further range of kitchen units with an integrated fridge/freezer, a work surface with space and plumbing under for a washing machine and tumble drier, one radiator, a window and door to the side gives useful access the drive.

**Cloakroom:**

With low level toilet, corner wash hand basin, and tiled splash backs.

**Shower Room: 7'11" by 7'5" (2m 41cm x 2m 26cm)**

A modern white suite comprises a low level W.C, pedestal wash basin, a walk in shower enclosure with mains fed shower, a chrome ladder style heated towel rail and one window to the rear aspect.

**Bedroom 1: 11'11" by 11'2" (3m 63cm x 3m 40cm)**

This room has one radiator and a window to the rear over looking the rear garden and mirror fronted fitted wardrobe.



**Bedroom 2: 12'6" by 8'7" (3m 81cm x 2m 62cm)**

There is one radiator, a fitted wardrobe and a window to the front.

**Bedroom 3: 9'4" by 8'0" (2m 84cm x 2m 44cm)**

This room has one radiator, built storage cupboard and a window to the front aspect.

**Outside**

**Garage:** A detached garage with up and over door, power and light are connected. A pedestrian door to the side gives useful access to the garden.

**Front garden:** Mainly laid to gravel with a variety of mature shrubs and trees. A tarmac driveway to one side gives vehicular access to the garage and provides off road parking.

**Rear garden:** A lovely garden divided into distinct areas, barked beds with mature shrubs and a central gravel path leading to vegetable growing area, a lawned area, a variety of established trees, and a paved section adjacent the rear of the



property ideal for sitting or alfresco dining. There are three sheds and a bin storage area.

**Directions:** From our office, turn right and go up The Hill through the Portcullis, turn left onto Field Road and just past Huish Episcopi School, turn left again into St Mary's Park. Number 36 will be found 100 yards on the right hand side indicated by an English Homes For Sale board.

**Langport**

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 Episcopi Secondary School. 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) Dorset coast is about 25 miles.

**VIEWINGS BY APPOINTMENT**  
**Langport Office 01458 252530**

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## GROUND FLOOR



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