



105 Brookland Road,
Langport, Somerset, TA10 9TH

Guide Price £130,000

2 bedrooms
Ref:EH002116



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Overview

- First Floor Flat
- Two bedrooms
- Modern kitchen and bathroom.
- Nearby rear garden
- Good decorative order
- Allocated Parking
- Ideal for first time & investment buyers alike



A two bedroom first floor flat in good decorative order, with useful rear garden and parking. The property benefits from uPVC double glazing, gas fired central heating, off road parking and is ideal for both first time buyers or investment buyers alike as ground rent is just £30 per year, with no maintenance charge. Early viewing is highly recommended.



Accommodation:

A path adjacent to the front garden (which is gravelled and has been used as an unofficial further parking space) leads to an opaque UPVC front door, which opens to:

Communal Entrance Hall:

Shared with one other flat, stairs rise to the first floor. A part glazed wooden front door opens to:

Lobby:

Opening to lounge and doors lead off to:

Bedroom 2: 9' 11" x 6' 8" (3.02m x 2.04m)

There is one UPVC double glazed window to the front and one radiator.

Lounge / Dining Room: 11' 0" x 9' 5" (3.35m x 2.88m)

There is one UPVC double glazed window to the front and one radiator.

Inner Hall:



With loft access, smoke detector and doors leading off to:

Bedroom 1: 13' 2" x 8' 10" (4.02m x 2.69m)

There is one radiator and a UPVC double glazed window to the rear.

Kitchen/Breakfast Room: 9'7" by 9'2" (2m 92cm x 2m 79cm)

Modern kitchen units comprising floor standing, wall mounted and drawer storage cupboards above and below roll edged worktops with a splash back. There is a gas hob with a stainless steel extractor hood over, electric oven, a one and half bowl stainless steel sink unit with drainer, space and plumbing for washing machine, a wall mounted gas fired combi boiler, one radiator, a useful pantry with shelving, space for upright fridge/freezer, tile effect flooring, a double glazed UPVC window to the rear overlooking gardens.

Bathroom: 7'3" by 6'1" (2m 21cm x 1m 85cm)

A modern white bathroom suite comprises panelled bath with separate taps and a Bristan electric shower over one end with a glass shower screen, a pedestal wash basin, a low level dual flush WC, one radiator and tiles to splash prone areas.



Outside:

Front Garden:

Laid to gravel.

Rear Garden:

Mainly laid to gravel, a useful space to hang the washing or perhaps place a cycle store/shed, with fence panel surround.

Parking:

An opening beside 138 leads to a tarmac area where this flat has one allocated parking space.

Services & Lease Information:

The property is connected to mains electricity, gas, water and drainage. The property is leasehold and there is a residue of 999 year lease dated from the 1st January 1984. The ground rent payable is £30 per annum. There are no communal maintenance charges. Council Tax Band: A EPC Band: C

Directions:

What3words:///forget.committed.decency

Amenities:

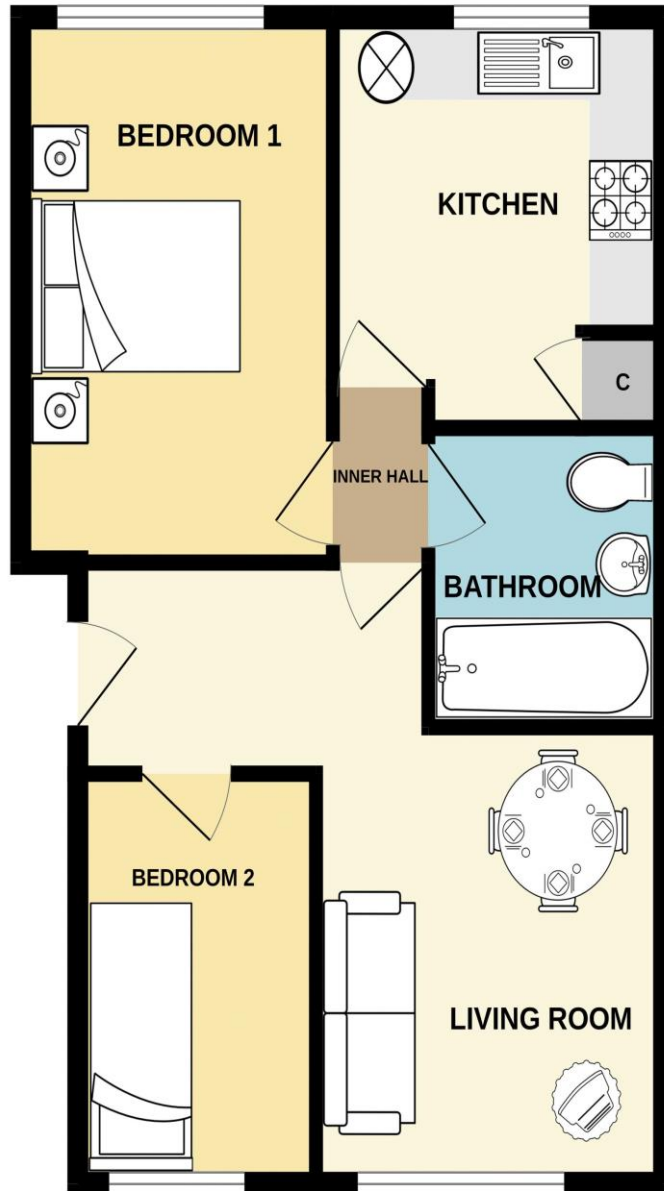
Huish Episcopi is less than one mile from the town of Langport which has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy and Sixth Form. 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.

VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530 sales@english-homes.co.uk Disclaimers: Information is given in good faith, but may not be accurate.

Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



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

TOTAL FLOOR AREA : 486 sq.ft. (45.1 sq.m.) approx.

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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