



2 The Nesbitts, The Hill,
Langport, Somerset, TA10 9PU

Guide Price £235,000

2 bedrooms
Ref:EH001814



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Overview

- A 2 bedroom cottage with attic room/study/occasional bedroom
- Located on "The Hill" central to Langport
- Convenient access to all amenities & local riverside walks
- Council tax band "A"
- Enclosed courtyard garden
- Living room & sun room
- Ideal first time buy
- Gas central heating



A 2 bedroom cottage located in the heart of the popular town of Langport on "The Hill" giving it convenient access to all the amenities and local riverside walks. This property is deceptive in size, set over 3 levels with living room, kitchen & sun room to the ground floor. To the first floor are 2 bedrooms and family bathroom, with the main bedroom measuring 15'2 x 11'5. To the 2nd floor is a room which is versatile in its use whether it be a study, craft room or occasional bedroom. Benefits include enclosed courtyard garden, low council tax making it economical to run & gas central heating.



Accommodation:

Glass panel door provides access to:

Hallway:

Laminate flooring, radiator, inset spotlights, door leading off to:

Kitchen: 10' 1" x 8' 0" (3.08m x 2.44m)

Front aspect window, 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 surface, gas hob with electric oven, space and plumbing for washing machine, space for upright fridge/freezer, tiled splashbacks, tiled flooring, gas boiler.

Inner Hallway:

Understairs storage cupboard, stairs rising to first floor landing, laminate flooring, inset spotlights, door leading through to:

Living Room: 15' 2" x 11' 7" (4.62m x 3.52m)

Laminate flooring, radiator, coving, two rear aspect full length windows, French doors giving access to:

Garden Room: 10' 0" x 5' 3" (3.06m x 1.61m)

Laminate flooring, rear and side aspect windows, glass panel door to the side, French doors opening to the rear garden.



First Floor Landing:

Airing cupboard with factory lagged hot water tank and slatted shelving, smoke detector, stairs rising to second floor landing, door leading off to:

Bedroom 1: 15' 3" x 11' 6" (4.65m x 3.51m)

Rear aspect uPVC double glazed window, radiator, built in triple wardrobes with shelving above.

Bedroom 2: 10' 3" x 6' 8" (3.13m x 2.03m)

Front aspect window with secondary glazing, radiator.

Bathroom:

Front aspect opaque window with tiled window sill, bath with side panel, mixer tap, shower over, glass shower screen, low level dual flush toilet, vanity wash hand basin with mixer taps, radiator, inset spotlights, spot lights, tiled splash backs.

Second Floor Landing:

Velux window, smoke detector, spotlight, wooden flooring, door leading through to:

Attic Room / Study: 9' 0" x 8' 10" (2.74m x 2.70m)

Maximum Measurement with restricted head height Velux window, wooden flooring, electric panel heater, under eaves spotlights.

Outside:
Rear:

There is a paved patio area with a rendered side wall and fence panels surround.


Services:

The property is connected to mains electricity, water, gas and drainage. The heating is gas fired central heating. Council Tax Band: A EPC: D

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, together with a variety of cafes and independent shops. 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.

Directions:

What3words:///allow.iterative.huddle

Viewings By Appointment:

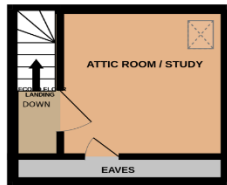
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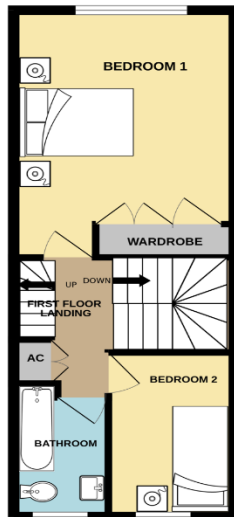
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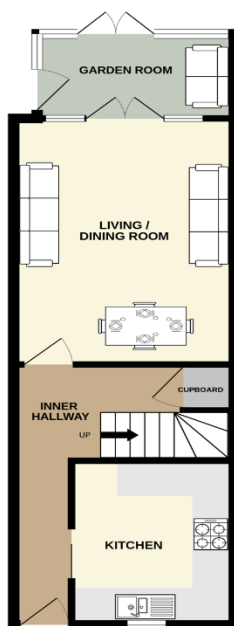
2ND FLOOR



1ST FLOOR



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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