

9 Bicknell Drive  
Langport, Somerset, TA10 9FE

Guide Price of £270,000

3 bedrooms  
Ref:EH002174



ENGLISH HOMES

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## Overview

- A 3 bedroom terraced house
- Master with en-suite
- Cloakroom
- Off road parking
- South facing garden
- Kitchen/Dining Room
- Walking distance to amenities



A well presented, modern terraced 3 bedroom house which comes to market with the benefits of a South facing garden, master with en-suite, off road parking and cloak room. With accommodation comprising entrance hall, cloakroom, living room, kitchen/dining room, 3 bedrooms, master with en-suite and family bathroom.



### Accommodation:

Door through to:

### Hallway:

Radiator, smoke detector, stairs rising to first floor landing, doors leading off to:

### Cloakroom:

Rear aspect opaque double-glazed window, tiled window sill, low level dual flush toilet, vanity wash hand basin with mixer taps, tiled to ½ height, tiled flooring.

### Living Room: 14' 4" x 11'11" ( 4.37m x 3.63m)

Maximum Measurements. Front aspect uPVC double glazed window, radiator, under stairs storage, door leading through to:

### Kitchen / Breakfast Room: 15' 1" x 8' 11" (4.59m x 2.71m)

Rear aspect uPVC double glazed window, one and a half bowl stainless steel sink and drainer, mixer taps, a range of low level and wall mounted kitchen



units, roll top work surface, electric oven and gas hob, concealed extractor fan over, concealed boiler, space and plumbing for washing machine, space for upright fridge/freezer, radiator, laminate flooring, extractor fan, spotlights, uPVC double glazed door giving access to the rear garden.

**First Floor Landing:**

Loft hatch access, airing cupboard with heater, doors leading off to:

**Bedroom One: 12' 0" x 9' 7" (3.66m x 2.91m)**

Maximum Measurements Front aspect uPVC double glazed window, radiator, storage cupboard, door to:

**Ensuite:**

Front aspect opaque uPVC double glazed window, tiled window sill, shower cubicle, pedestal wash hand basin, low level dual flush toilet, heated towel rail, tiled splashbacks, extractor fan, tile effect flooring.

**Bedroom Two: 8' 11" x 7' 6" (2.72m x 2.29m)**

Rear aspect uPVC double glazed window, radiator.

**Bedroom Three: 7' 6" x 6' 0" x (2.28m x 1.84m)**

Rear aspect uPVC double glazed window, radiator.

**Bathroom:**

Bath with side panel and mixer taps, pedestal wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, tiled effect flooring.



**Outside:**

**Rear:**

There is a decking area and garden is laid to lawn, fence panels surround, gate giving rear access.

**Parking:**

There are two tandem parking spaces to the side of the property.

**Services:**

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

**Agents Note:**

There is an annual service charge of £245 for the upkeep of the development.

**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.

**Directions:**

What3words: ///multiples.regarding.sprouting

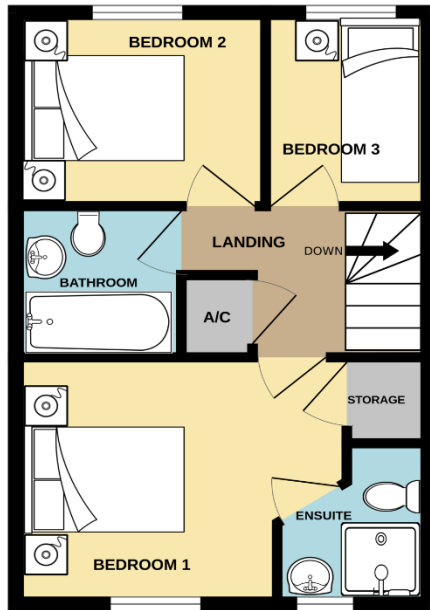
**VIEWINGS BY APPOINTMENT:**

Langport Office 01458 252530  
sales@english-homes.co.uk

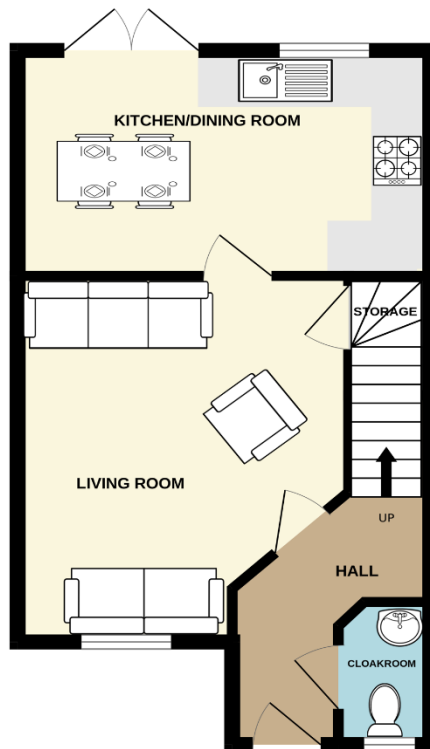
**Disclaimers:**

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.

1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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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