



£325,000

At a glance...



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**holland
& odam**

Swallow Barn
Pococks Yard
Bow Street
Langport
Somerset
TA10 9PS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, follow West Street and bear left at the mini roundabout onto Langport Road. At the next roundabout, take the third exit. Follow the road under the railway bridge and continue into Bow Street. Look out for Moor Park on your left and immediately after is a turning on your right into Pockocks Yard. Follow the lane to the end where you will find the double garage and parking area.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system. Broadband not connected.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Langport is a popular town in the heart of the Somerset levels, even as England's smallest market town there is much to offer. There are good recreational facilities and schools for all ages, church and local pubs. Langport is an ideal place to explore on foot, bike or water along the stunning River Parrett and a popular spot for paddle boarding, kayaking and swimming, with a number of pontoons added to assist users over the spring/summer period. For a small town, there is a comprehensive range of amenities including a number of independent shops, bakeries and cafes, takeaway restaurants, butchers, supermarket and pubs. There is also a vets in town, dentist and doctors surgeries, garages and petrol station. Well positioned for A303 and M5 and the nearest train stations are in Taunton & Yeovil with direct links to Paddington & Waterloo.

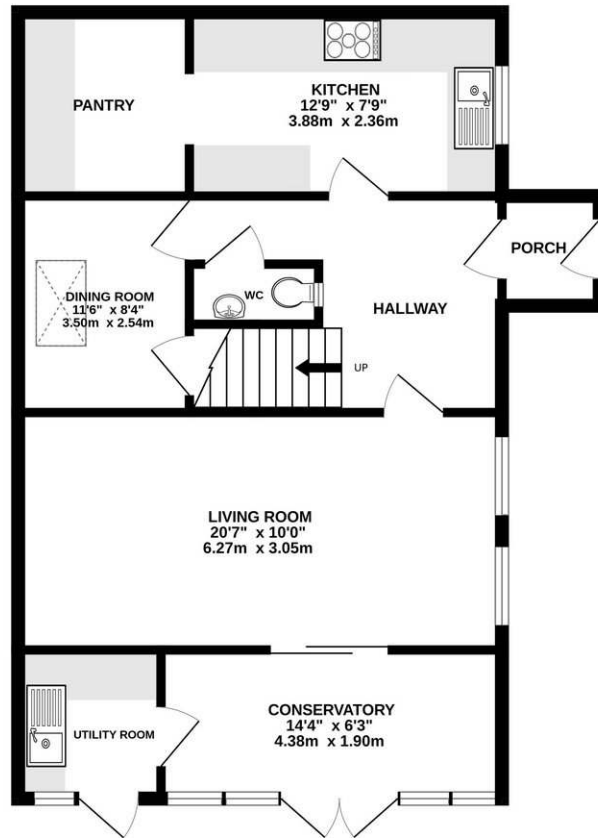
Insight

A charming natural stone cottage nestled in the heart of Langport Town. Tucked away in Pockocks Yard, this property offers the perfect blend of character and convenience, with all the amenities of Langport just a short stroll away and benefiting from residents private access to the fields and public footpath behind. Accommodation comprises, entrance porch and hallway with WC, kitchen, dining room, living room with multi-fuel stove, conservatory, utility room, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The cottage further benefits from an enclosed courtyard garden and a double garage. This property presents the perfect opportunity for all types of buyers looking for a home or investment but would also work well as a lock up and leave.

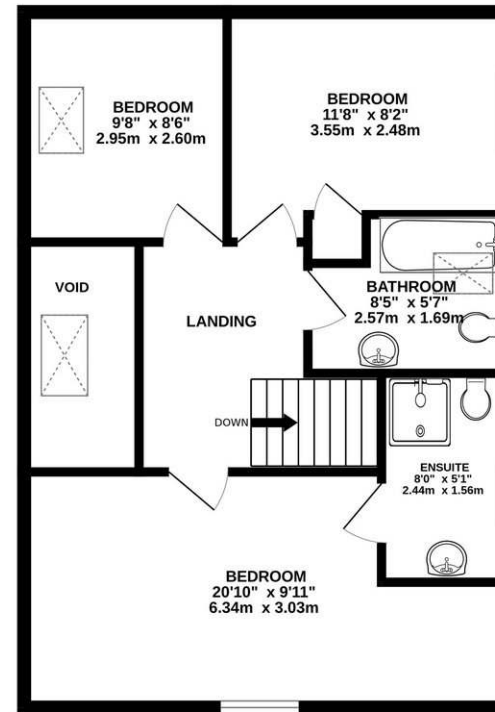
- Offered with 'no onward chain', this cottage is positioned in a sought after location along Bow Street in Langport
- Langport may be small but doesn't disappoint and offers residents and visitors the town and country experience with the River Parrett running through it, offering beautiful waterfront scenery
- An exciting opportunity for someone to make their mark and personalise their own home by transforming this spacious cottage as they go
- Don't underestimate what this cottage has to offer, a viewing is highly recommended to appreciate it's full potential
- Property features double glazing, gas central heating via combination boiler and mains water and drainage. Broadband is currently disconnected, but the location is covered by all major suppliers



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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