



£160,000

At a glance...



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EPC

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COUNCIL  
TAX

B

holland  
& odam

Wren Cottage  
2 Pockocks Yard  
Bow Street  
Langport  
Somerset  
TA10 9PS

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

01458 785100

[somerton@hollandandodam.co.uk](mailto: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](http://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

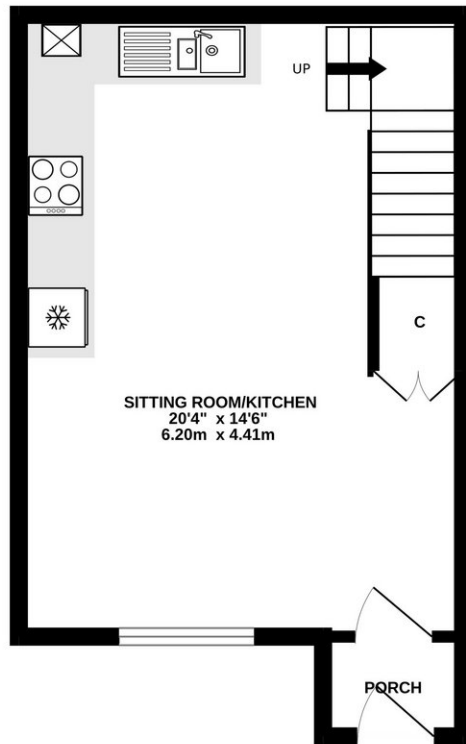
A well appointed one bedroom cottage, nestled in the heart of Langport Town. Tucked away in Pococks Yard, this property offers a character exterior with a modern internal finish and is perfectly situated for convenience, with all the amenities of Langport just a short stroll away, and benefiting from residents private access to the fields and public footpath behind.

Accommodation comprises, entrance porch, open plan living/ kitchen/ dining and the first floor provides one double bedroom and a bathroom. The cottage offers a small enclosed area to the front, ideal for a small bistro dining set for two and also benefits from one off road parking space.

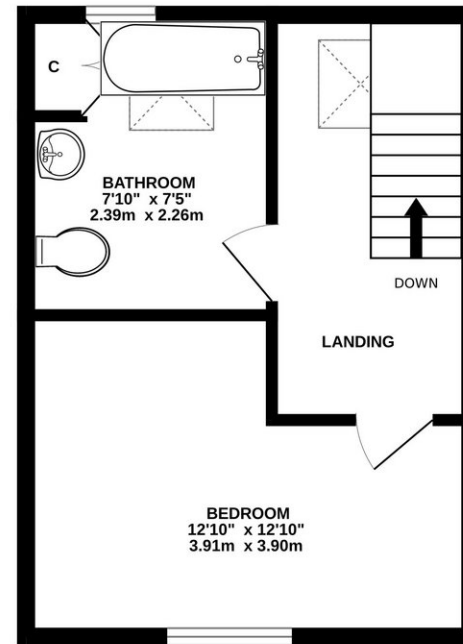
- Currently operating as a successful Airbnb, this property is the perfect first time buy or investment property
- Offered with 'no onward chain', this cottage is positioned in a sought after location along Bow Street in Langport
- Offering low maintenance living, making this an ideal lock up and leave or perfect for someone who's not so interested in having a garden but requires some outside space where they can sit and relax
- The town 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



GROUND FLOOR



1ST 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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