



£165,000

*At a glance...*



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COUNCIL  
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**holland  
& odam**

1a Moor Park  
Langport  
Somerset  
TA10 9PX

**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 onto Somerton Road. Follow the road under the railway bridge and continue into Bow Street. Take the forth turning on your left into Moor Park and the property is immediately on your left, indicated by our for sale board. Allocated driveway parking behind the building.

## Services

Mains electricity, gas, water and drainage are connected. Electric heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure - Leasehold

Freeholder: Abri  
Lease Start Date: 30/01/1995  
Lease Years Remaining: 95  
Lease End Date: 30/01/2120  
Ground Rent: £10 (Peppercorn) p/a  
Monthly payment: Ground Rent, Service/Maintenance Charges & Buildings Insurance: £16.07 pcm





## Location

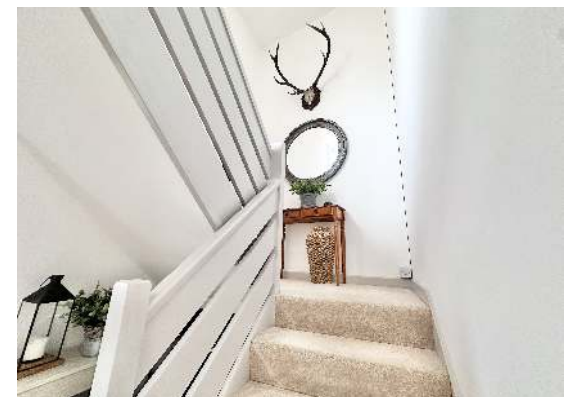
Huish Episcopi is a village on the outskirts of Langport, 4 miles south west of Somerton. There are good recreational facilities and schools for all ages, church and local pub. Linked with Langport town, which is an ideal place to explore on foot, bike or water along the stunning River Parrett and a 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 are 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

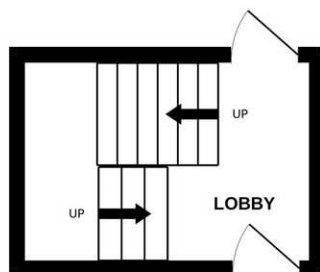
This well presented first-floor flat overlooks the characterful Bow Street in Langport. Ideally located for easy access to the town's amenities, it's just a short walk from the river, local cafes, and shops.

Accessed via both the front or rear, the flat opens into an entrance lobby with high ceilings that enhance the sense of space and light. The practical and spacious lobby features generous cloakroom and under stairs storage, plus a first-floor storage cupboard. The high ceilings also provide an excellent opportunity to display artwork or, as currently utilised by the owner, storing paddle boards. The large open-plan living and dining room features double-aspect windows and glass panel doors that flood the space with natural light. The carpeted living area offers comfort, while the dining area, with stylish Kardean wooden flooring, creates a warm and modern atmosphere. This flows seamlessly into the kitchen and landing. The kitchen is well-equipped, with sage-coloured wall and base shaker units, complemented by a stone worktop with returns. Complete with inset Belfast one and a half sink with drainer grooves, built-in Bosch oven with an induction hob and extractor fan, slimline dishwasher, 15-bottle wine fridge, and space for both a washing machine and a fridge-freezer. The tastefully designed shower room features a large shower unit with a waterfall shower head and hand attachment, offering added versatility. It also includes a WC, basin with storage underneath, and a wall-mounted heated towel rail. There are two generously sized double bedrooms, each with built-in wardrobes providing ample storage space. Between the two bedrooms, a handy airing cupboard offers additional linen storage and houses the water tank. Outside, the property benefits from off-road parking, a south-facing courtyard to the rear and a paved frontage. With its modern finishes, thoughtful design, and prime location, this flat offers a stylish home in the heart of Langport and is being offered with no onward chain.

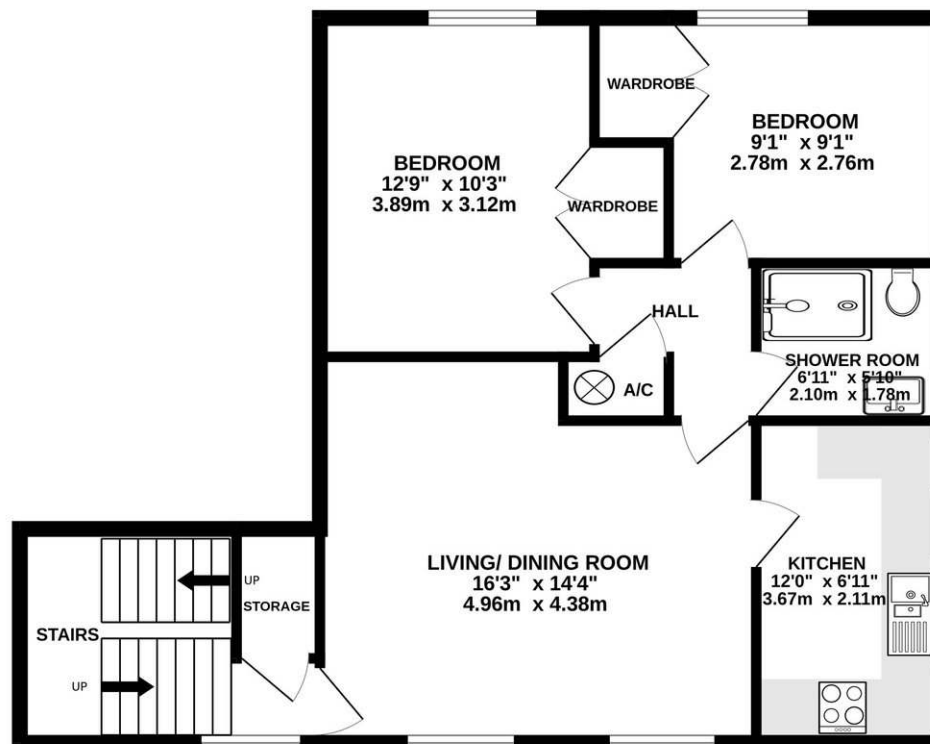
- UPVC double glazed, anthracite grey, flush casement windows fitted throughout, composite front door and half double glazed uPVC door to the rear
- Rointe D Series Electric Radiators with built-in WiFi - Smart App Control (10 Yr body warranty, 3 Yr electronics)
- Modern kitchen with built-in appliances and modern shower room
- Two double bedrooms with built-in wardrobes
- South facing courtyard and driveway parking with an option to rent a garage behind, if required (limited availability through Abri)
- \*Freestanding appliances and some large furniture, available by separate negotiation



GROUND FLOOR  
89 sq.ft. (8.3 sq.m.) approx.



FIRST FLOOR  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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## DISCLAIMER

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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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