

for sale

offers over **£115,000**



## College Close Long Load Langport TA10 9JY

This fantastic two bedroom park home is located in the highly desirable village of Long Load. This home benefits from a living room, dining area, shower room and a wrap around garden! CALL NOW.

# College Close Long Load Langport TA10 9JY

## Entrance Hall

Double glazed door to the side.

## Lounge/ Diner

Irregular Shaped Room 17' 7" x 15' 8" Max (5.36m x 4.78m)

2 x double glazed windows to the front, 3 x radiators, double glazed window to the side, tv point and a feature fire.



### **Kitchen**

12' x 7' 8" (3.66m x 2.34m)

Fitted kitchen with a range of wall and base units, space for a fridge, washing machine and freezer, gas hob, electric oven, double glazed window to the side and a 1 1/2 sink/drainers.

### **Landing**

Radiator and a cupboard housing the boiler.

### **Bedroom 1**

11' 7" x 7' 7" (3.53m x 2.31m)

Double glazed window to the rear, 2 x spotlights, radiator and built in wardrobes.

### **Bedroom 2**

8' x 7' 7" (2.44m x 2.31m)

Double glazed window to the side and a radiator.

### **Bathroom**

Shower cubicle, shaver point, built in storage with shelves, heated towel rail, radiator, wash hand basin, wc and a double glazed window to the side.

## Outside

### Wrap Around Garden

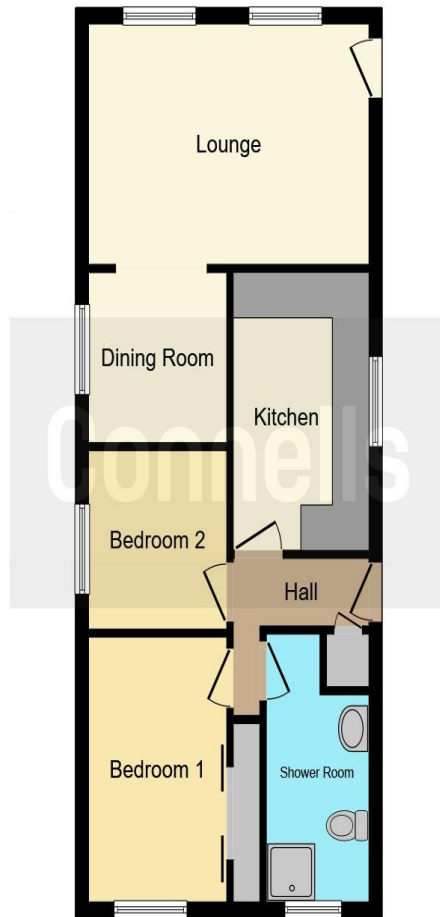
Enclosed by fencing with 2 x pebbled areas, gate, outside tap, various fruit trees and a shed with power.

### Garage

In a block with space in front.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 431 129**  
**E [yeovil@connells.co.uk](mailto:yeovil@connells.co.uk)**

1-3 Princes Street  
YEOVIL BA20 1EW

Property Ref: YOY313170 - 0003

**Tenure:**

**EPC Rating: Exempt**

**[view this property online connells.co.uk/Property/YOY313170](http://connells.co.uk/Property/YOY313170)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)