

for sale

£350,000



Laburnum Cottage Langley Marsh Wiveliscombe Taunton TA4 2UJ

A THREE BEDROOM COTTAGE in the picturesque village of LANGLEY MARSH. Comprising in brief three bedrooms, Conservatory, Garage and parking for up to four cars. Viewing is essential to fully appreciate everything this home has to offer.



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Garage

Single garage with single glazed window to the front of the property.

Parking

To the front of the property there is a stone driveway with parking for upto four cars,

Front Door

Leading to...

Entrance Hall

Radiator. Central staircase rising to the first floor.

Lounge

21' 10" x 13' 6" (6.65m x 4.11m)

A large extended lounge with double glazed window to front. Patio doors to rear opening into the conservatory. Access to W.C

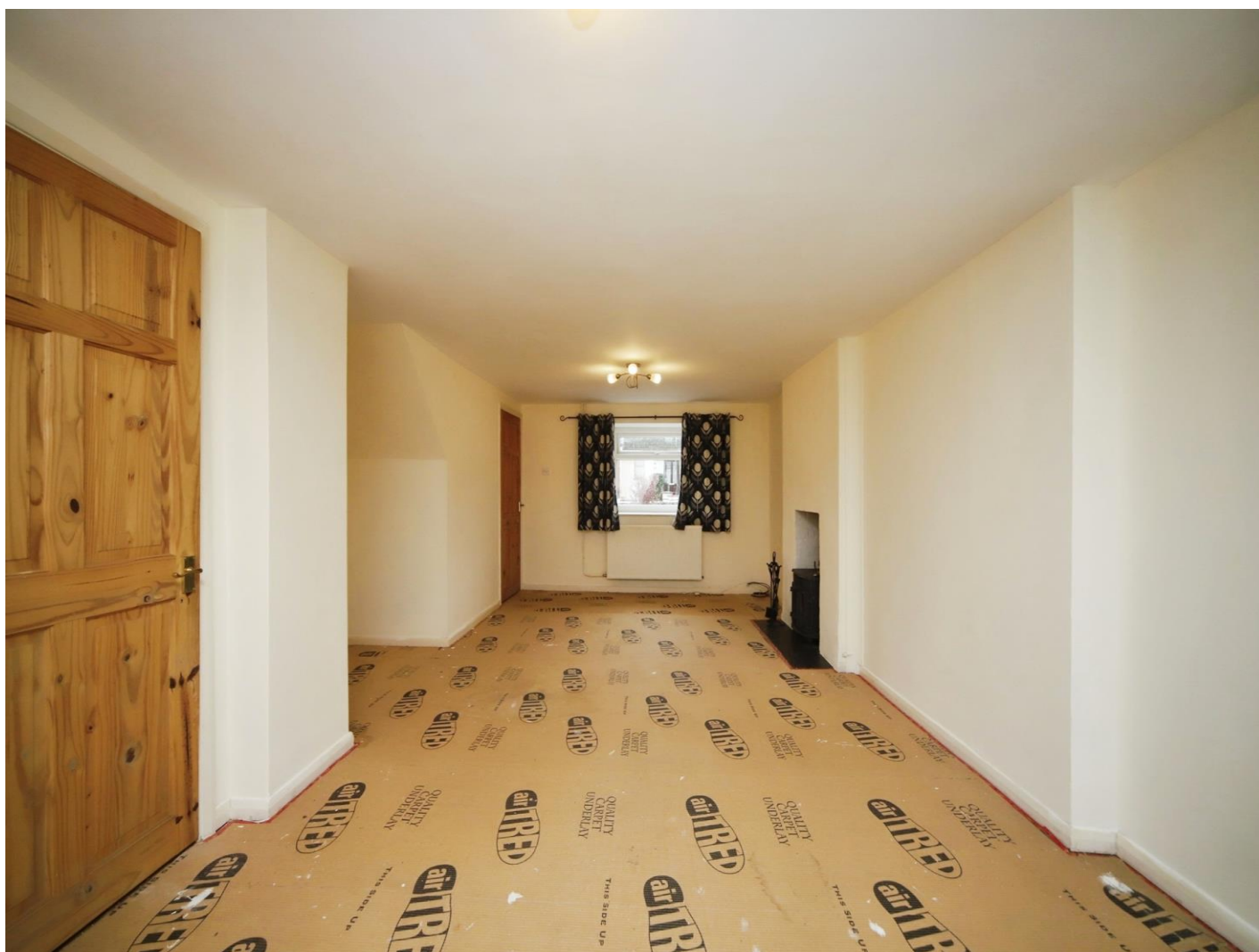
W.C

A small additional W.C. Suite comprising low-level W.C, wash hand basin with mixer tap.

Kitchen

17' 2" x 7' 1" (5.23m x 2.16m)

A large kitchen with wall and base-mounted units with rolltop work surfaces. Recesses include plumbing for dishwasher and



dual washing machines. Double glazed window to side and rear.

Conservatory

8' x 9' (2.44m x 2.74m)

A large brick-based conservatory with double glazed glass roof leading into the....

Rear Garden

First Floor Landing

Bedroom One

10' 5" x 12' 2" (3.17m x 3.71m)

Bedroom Two

8' 1" x 14' 2" (2.46m x 4.32m)

Bedroom Three

8' 10" x 8' 5" (2.69m x 2.57m)

Bathroom

Obscure double glazed window. Suite comprising low level W.C, wash hand basin, bath and shower cubicle with integrated shower.





Ground Floor

First Floor

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

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Property Ref: TTN312490 - 0009

Tenure: Freehold

EPC Rating: Awaited

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