

for sale

£450,000



Langdon Road Wiveliscombe Taunton TA4 2ET

Beautifully presented property with single GARAGE and off road parking for two cars. With master en suite, kitchen/dining/living room, utility room, spacious front aspect lounge and study,



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Ground Floor

Entrance Hall

Access to storage cupboard and with stairs rising to the first floor.

Study

7' 5" x 7' (2.26m x 2.13m)

Double glazed window to the front aspect and radiator.

Lounge

11' x 16' 7" (3.35m x 5.05m)

Double glazed window to the front aspect and two radiators.

Kitchen/Dining/Living

26' 6" x 8' 6" extending to 10' 2" (8.08m x 2.59m extending to

3.10m)

The kitchen has a range of wall and base mounted units, gas hob, electric oven and a window overlooking the rear garden. The dining area has ample space for a six seater table and French doors into the rear garden and the living area currently has seating next to a wall hung TV, plus window. This is a lovely light space and there is open access to the utility room. Two radiators and access to under stairs storage.

Utility Room

5' 4" x 5' 2" (1.63m x 1.57m)

Integrated washing machine, space for tumble dryer, radiator and side door.

Cloakroom

WC, wash basin, extractor fan and radiator.



First Floor

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

Two double glazed windows to the front aspect and radiator.
Wardrobe and blinds to stay.

En Suite

WC, wash basin, double shower enclosure, extractor fan and radiator.

Bedroom Two

14' 1" x 9' 6" (4.29m x 2.90m)

Double glazed window to the front aspect, storage and radiator.

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)

Double glazed window to the rear and radiator.

Bedroom Four

9' 8" x 10' 2" (2.95m x 3.10m)

Double glazed window to the rear aspect and radiator.

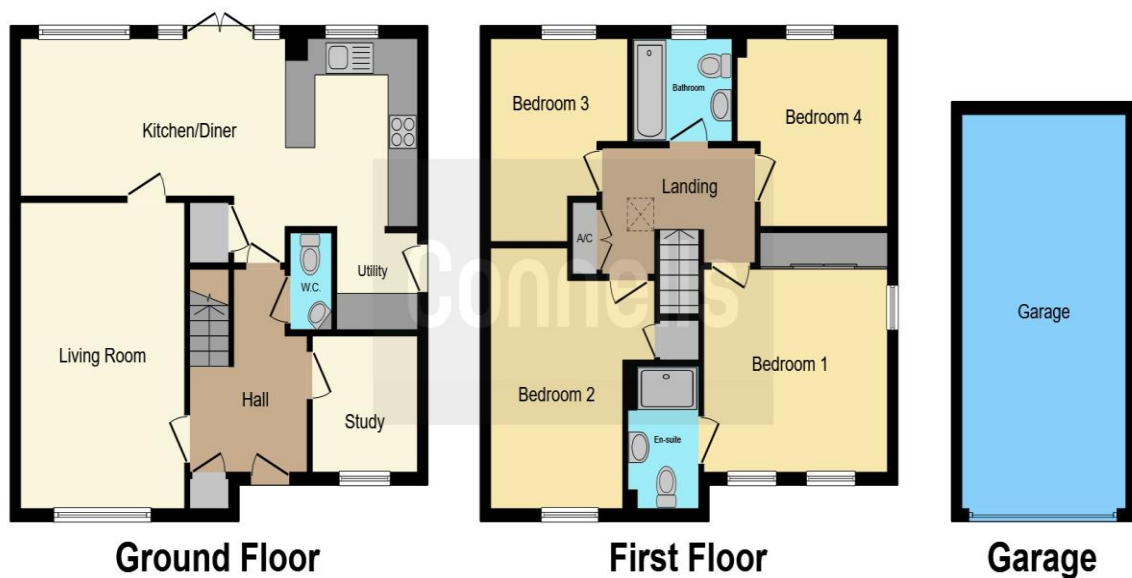
Bathroom

Wash basin, WC, mains shower over the bath, extractor fan, radiator and double glazed window to the rear aspect.

Outside

To the front there is a low maintenance garden laid to trees and shrubs. The rear garden is predominantly laid to lawn with raised border and an area laid to patio.





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Property Ref: TTN312701 - 0007

Tenure: Freehold EPC Rating: B

Council Tax Band: E

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