



18 Langdons Way, Tatworth TA20 2TH



welcome to

18 Langdons Way, Tatworth

Beautifully presented four bedroom detached family home, offering spacious living accommodation and situated on an enviable plot set back from the road. Benefitting from a double garage and driveway parking for several vehicles as well as a low maintenance rear garden.



Entrance Hall

With single glazed door to the front aspect, laminate flooring, smoke alarm, ceiling spotlights and understairs storage cupboard.

Cloakroom

With WC, wash hand basin with tiling to the splashback area, extractor fan, heated towel rail, ceiling light point and front aspect double glazed window.

Lounge

21' 7" MAX x 11' 9" MAX (6.58m MAX x 3.58m MAX)
Dual aspect room with double glazed window to the front and rear aspects, gas fireplace, telephone and television points, radiator, fitted carpet and coving to the ceiling. Inset surround sound system and lighting.

Kitchen

15' 5" MAX x 9' 10" MAX (4.70m MAX x 3.00m MAX)
Fitted kitchen comprising a range of matching wall and base units, one and a half bowl sink and drainer unit, tiling to the splashback areas, electric oven with gas hob and cooker hood over, integral fridge/freezer, television point, smoke alarm, radiator and ceiling spotlights.

Utility Room

7' 7" MAX x 5' 1" MAX (2.31m MAX x 1.55m MAX)
With wall and base units, stainless steel sink and drainer unit, space and plumbing for washing machine and dishwasher, tiling to the splashback areas, central heating boiler, ceiling light point and double glazed window to the front aspect.

Conservatory

10' 5" MAX x 10' 6" MAX (3.17m MAX x 3.20m MAX)
Of uPVC construction with double glazed windows and door out to the garden. Laminate flooring, wall mounted electric heater, electrical points and lights.

First Floor Landing

With stairs rising from the entrance hall. Fitted carpet, radiator, ceiling spotlights, airing cupboard and double glazed window to the front aspect. Stairs rising to the second floor.

Bedroom Two

15' 4" MAX x 12' 1" MAX (4.67m MAX x 3.68m MAX)
With rear aspect double glazed window, built-in wardrobes, television point, fitted carpet, radiator and ceiling light point.

En-Suite

Suite comprising shower cubicle, WC, wash hand basin with vanity unit beneath, tiling to all splashback areas, extractor fan, heated towel rail and ceiling spotlights.

Bedroom Three

12' 1" MAX x 9' 1" MAX (3.68m MAX x 2.77m MAX)
With double glazed window to the front aspect, built-in wardrobes, television and telephone points, fitted carpet, radiator and ceiling light point.

Bedroom Four

9' 9" MAX x 9' 4" MAX (2.97m MAX x 2.84m MAX)
With rear aspect double glazed window, built-in wardrobes, television point, fitted carpet, radiator and ceiling light point.

Bathroom

Suite comprising bath with mixer taps and shower over, WC and wash hand basin with vanity unit beneath. Tiling to the splashback areas, extractor fan, shaver point and ceiling spotlights.

Second Floor Landing

With stairs rising from the first floor landing.

Master Bedroom

15' 2" MAX x 12' 9" MAX (4.62m MAX x 3.89m MAX)
With double glazed Velux window to the rear aspect, television and telephone points, fitted carpet, radiator and ceiling light point.

En-Suite

Suite comprising shower cubicle, WC and wash hand basin with vanity unit beneath. Tiling to the splashback areas, fitted carpet, extractor fan, heated towel rail and ceiling spotlights. Double glazed Velux window to the rear aspect.

Outside

The low maintenance rear garden is laid to gravel with flower and shrubs dispersed throughout, as well as a patio seating area. There is access to the double garage and driveway.

Double Garage

18' 4" MAX x 17' 8" MAX (5.59m MAX x 5.38m MAX)
With electric up and over door as well as pedestrian door to the side. Power and light.



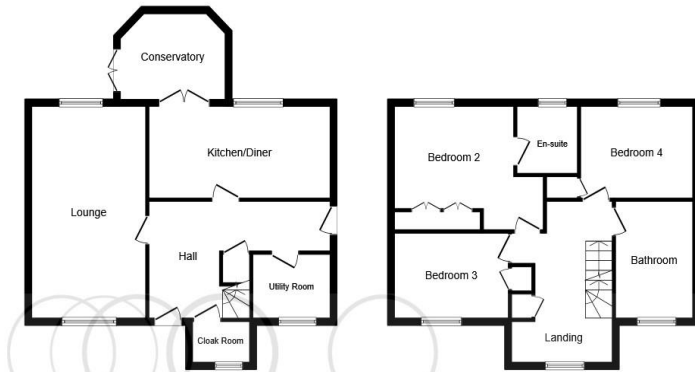
welcome to

18 Langdons Way

- Detached Home
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Conservatory
- Double Garage

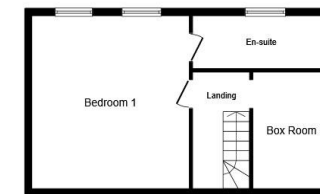
Tenure: Freehold EPC Rating: C

£370,000



Ground Floor

First Floor



Second 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). Plan produced for Fox & Sons Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/AXM103009

see all our properties on zoopla.co.uk | rightmove.co.uk | fox-and-sons.co.uk



Property Ref:
AXM103009- 0014

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack (HIP), is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a HIP or Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01297 32323



axminster@sequencehome.co.uk



West Street, AXMINSTER, Devon, EX13 5NU



fox-and-sons.co.uk