



20 High Street  
**Glastonbury**  
BA6 9DU

73 High Street  
**Street**  
BA16 0EG

sales@torestates.co.uk  
lettings@torestates.co.uk  
mortgages@torestates.co.uk



**64 Barrymore Close, Langport, TA10 9TD**

**£190,000 - Freehold**

Located in the town of Langport is this well presented two bedroom mid-terraced house, comprises an entrance hall, living room, kitchen, two bedrooms and a family bathroom. Externally the property benefits from a single garage and driveway for two vehicles along with an enclosed rear garden. A viewing is highly recommended.

### ENTRANCE HALL

Radiator. Door to kitchen and lounge/diner.

### KITCHEN

8' 11" x 7' 1" (2.72m x 2.16m)

Range of wall base and draw units with laminate work surfaces over. Space and plumbing for a washing machine and upright fridge/freezer. Stainless steel sink with mixer tap over. Tiling to splash prone areas. Integrated electric oven and gas hob with cooker hood. Wooden effect flooring. UPVC double glazed window to front.



### LOUNGE/DINER

15' 10" x 13' 5" (4.83m x 4.09m)

Radiator. Stairs to first floor. UPVC double glazed window to rear. Double glazed door leading to rear garden.



### STAIRS TO FIRST FLOOR

### LANDING

Cupboard housing a new Ideal Logic combi boiler. Doors leading to bedroom one and two and family bathroom.

### BEDROOM ONE

10' 1" x 11' 6" (3.07m x 3.51m)

Radiator. Built in cupboard. UPVC double glazed window to rear.



### BEDROOM TWO

11' 9" x 7' 1" (3.58m x 2.16m)

Radiator. UPVC double glazed window to front.



### BATHROOM

Newly fitted bathroom with a modern white suite comprising of a low level WC, pedestal wash basin and panelled bath with shower over. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to front. Wooden effect flooring.



Call us TODAY for a FREE, NO obligation consultation.

### REAR GARDEN

Patio and entertaining area. Laid to lawn and is d is enclosed with wooden fencing. Pathway to leading to the rear and garage.



### FRONT GARDEN

Driveway for two vehicles and pathway leading to the front entrance of the property. Border with well-established plants.

### GARAGE

8' 10" x 16' 4" (2.69m x 4.98m)  
Up and over door to front.



### AMENITIES AND RECREATION

In the busy town of Langport there is a post office, supermarket, doctors' and dentists' surgeries, library, veterinary surgery and primary school.

The county town of Taunton is about 14 miles to the west with access to the M5 motorway and main line railway station. The A303 (linking with the M3) is about 7 miles to the east, with the town of Yeovil about 12 miles South-East.

### PROPERTY INFORMATION:

**TENURE:**  
**SERVICES**  
**LOCAL AUTHORITY:**

Freehold  
Mains connected electric, gas, drainage and water  
Tax Band B.

**VIEWING ARRANGEMENT:**

By appointment only through Tor Estates. Please call us to arrange a convenient appointment.

**RENTAL VALUE:**

£750 pcm

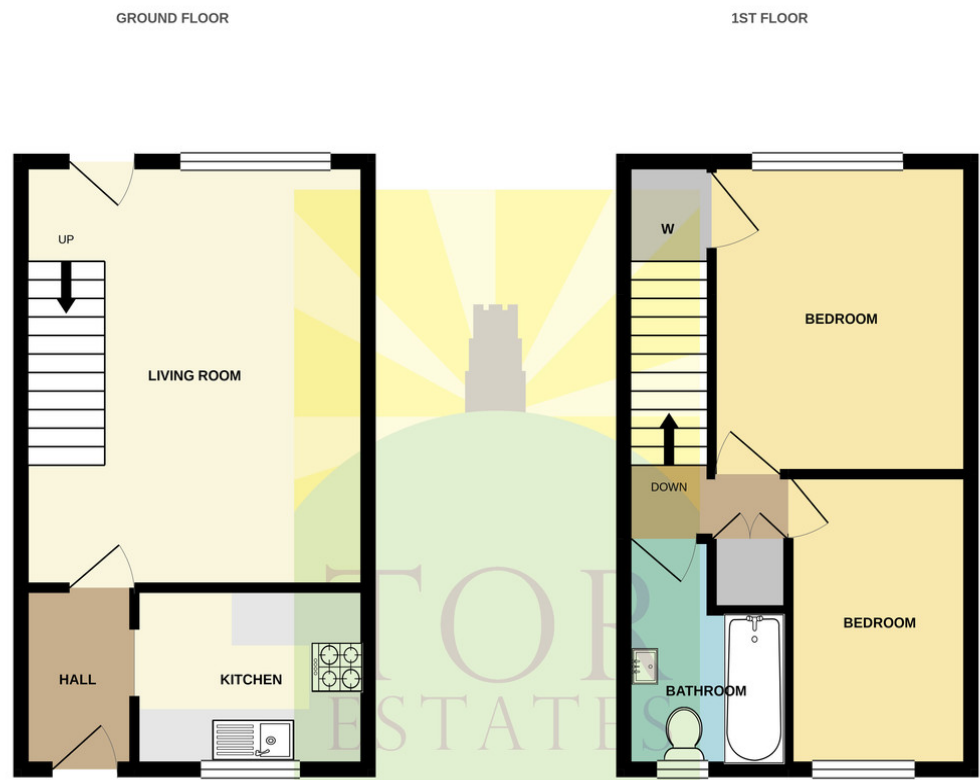
### MORTGAGE ADVICE

Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole market? Tor Finance will assess your needs and recommend the best mortgage product available to you. Please call us to arrange a free consultation.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		