

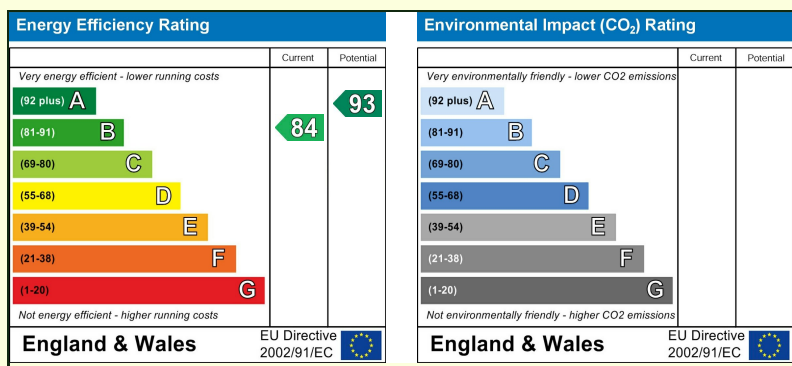


DERBYSHIRE'S
— *Village and Country* —

Maple, Langdons Way, Tatworth, Somerset,
TA20 2TH

A unique modern detached 4 bedroom family home in this sought after location in the village of Tatworth. Available with no chain this house is built to the highest standards using insulated concrete formwork which results in highly energy efficient home. The property comprises: Entrance hall, cloakroom, open plan kitchen/dining/living room with balcony, utility room, master bedroom with ensuite, 3 further bedrooms, family bathroom, spacious basement, garden, garage and parking.

The popular village of Tatworth is near the southern boundary of Somerset close to the Dorset and Devon borders. The property is on the edge of the village which provides a good range of local facilities, including a village shop, church, school and public house and lies between the market towns of Chard (3 miles to the north) and Axminster (7 miles south), which provide a range of day to day facilities including a mainline London Waterloo station at Axminster and also at Crewkerne. The county town of Taunton is some 16 miles to the north west, via the A358, with access to the M5 motorway and mainline London to Paddington station. There is easy access to the A30 and A303 ensuring good east-west communications.



- UNIQUE DETACHED HOME
- OPEN PLAN LIVING SPACE
 - BALCONY
- MASTER BEDROOM WITH ENSUITE
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
 - BASEMENT STORAGE ROOM
- DOUBLE GLAZED SASH WINDOWS
 - GARAGE AND PARKING
 - GARDEN
 - NO CHAIN

Maple, Langdons Way, Tatworth, Somerset, TA20 2TH
Guide Price £395,000

SITUATION

Set back from the road via a private driveway leading to the garage.

ENTRANCE HALL

Solid wood door to the front and window to the side of the property, stairs to 1st floor landing, telephone point.

CLOAKROOM

Window to the front of the property, WC, basin, boiler housing the gas fired central heating system.

OPEN PLAN LIVING ROOM

17'4" x 15'1" (5.3m x 4.6m)

Window to the side of the property, windows and French doors out to the balcony, TV point, 2 x radiators.

KITCHEN

10'9" x 10'9" (3.3m x 3.3m)

Window to the front of the property, a modern fitted kitchen with a range of stylish wall and base storage units, integral electric oven, 4 ring gas hob with hood over, sink with drainer and mixer tap, space for a fridge, open to living room.

UTILITY ROOM

Space and plumbing for a washing machine and tumble dryer.

1ST FLOOR LANDING

Stairs to 2nd floor, window to the rear of the property, airing cupboard housing the pressurised hot water tank.

MASTER BEDROOM

13'5" x 10'9" (4.1m x 3.3m)

Window to the front of the property, built in double wardrobes, TV point, 1 x radiator.

ENSUITE

Shower, WC, pedestal basin, mirror with light over, extractor fan, 1 x radiator.

BEDROOM 2

22'11" x 13'9" (7m x 4.2m)

Window to the front of the property, 2 x radiators, eaves storage.

BEDROOM 3

18'8" x 9'10" (5.7m x 3m)

Window to the rear of the property, skylight to the front, TV point, 1 x radiator.

BEDROOM 4

10'2" x 6'6" (3.1m x 2m)

Window to the front of the property, TV and telephone points, 1 x radiator.

FAMILY BATHROOM

10'9" x 6'6" (3.3m x 2m)

Window to the rear of the property, bath with shower over and glass shower door, WC, pedestal basin, 2 x built in cupboards, shaver point, extractor fan, 1 x radiator.

BASEMENT

GARAGE

19'0" x 9'10" (5.8m x 3m)

Up and over door to the front, window to rear, lighting and numerous electric points.

GARDEN

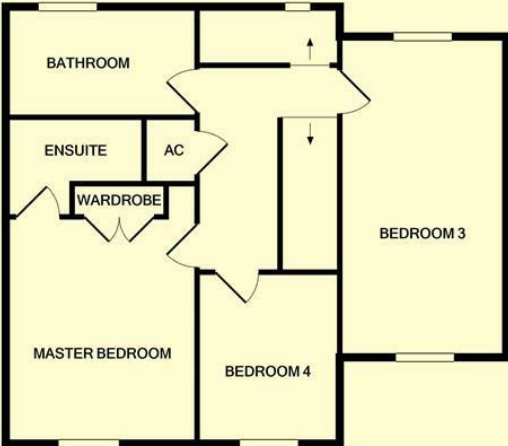
The garden is mainly laid to lawn, a paved patio has steps leading to the balcony and living room. There are stepped paths from the front on either side of the property.

LOCAL AUTHORITY

Somerset Council - Band



BASEMENT



1ST FLOOR



GROUND FLOOR



2ND FLOOR



Directions -
Enter Tatworth from the A358 and continue down the road over the speed bumps. Take the right hand turn onto Langdons Way and the property can be found on the left hand side marked by a Derbyshire's for sale board.





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