



DERBYSHIRE'S
— *Village and Country* —

11 Langdons Way, Tatworth,
TA20 2TH

Built in 2018, benefiting from the remainder of a 10 year warranty, this immaculately presented 4 bedroom family home offers flexible living over 3 floors and is situated in the ever popular village of Tatworth. The house comprises: Entrance hall, cloakroom, sitting room, study, open plan kitchen/dining room, downstairs bedroom with shower room, utility, 3 further double bedrooms, 2 further bathrooms, garage and garden. 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.



- POPULAR VILLAGE LOCATION
- GENEROUS SIZED FAMILY HOME
 - 4 DOUBLE BEDROOMS
 - 3 BATHROOMS
 - SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
 - STUDY
 - CLOAKROOM
 - UTILITY
- GARAGE AND GARDEN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		92	(92 plus) A
(81-91) B	85		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Offers In Excess Of £400,000

ENTRANCE HALL

Door to the front, window to the side, stairs to the 1st floor, built in coat/shoe storage, 1 x radiator.

SITTING ROOM

19'8" x 19'0" (6m x 5.8m)

Bifold doors to a Juliette balcony, window to the side, stairs to the lower ground floor, woodburning stove, TV point, understairs storage, 1 x radiator.

STUDY

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

Window to the front, built in cupboard, telephone point, 1 x radiator.

CLOAKROOM

Window to the front, WC, pedestal basin, extractor fan, 1 x radiator.

KITCHEN/DINING ROOM

22'7" x 17'5" (6.9m x 5.31m)

A stunning open plan space with bifold doors leading out to the garden. The kitchen has been updated by the current owners and offers a good range of wall and base storage units, island, sink with drainer and mixer tap, integral dishwasher, Rangemaster cooker with 5 ring gas hob, space for a fridge/freezer, under unit lighting, a useful larder with plenty of shelving, space for a good sized dining table, 1 x radiator.

UTILITY ROOM

8'6" x 5'10" (2.6m x 1.8m)

Space and plumbing for a washing machine and dryer, space for a further fridge or freezer, stainless steel sink with drainer and mixer tap.

BEDROOM 4/FAMILY ROOM

14'9" x 9'2" (4.5m x 2.8m)

Window to the rear, TV point, 1 x radiator.

SHOWER ROOM

Shower cubicle, WC, pedestal basin, heated towel rail, extractor fan.

1ST FLOOR LANDING

Hatch to loft, airing cupboard.

BEDROOM 1

13'9" x 11'9" (4.2m x 3.6m)

Window to the rear, built in wardrobes, TV point, 1 x radiator.

ENSUITE

Window to the rear, shower cubicle, WC, basin, heated towel rail, extractor fan.

BEDROOM 2

11'9" x 10'5" (3.6m x 3.2m)

Window to the front, 1 x radiator.

BEDROOM 3

18'0" x 9'6" (5.5m x 2.9m)

Window to the rear, skylight to the front, built in wardrobe, 1 x radiator.

BATHROOM

Window to the front, bath, WC, pedestal basin, heated towel rail, shaver point, extractor fan.

GARAGE

19'4" x 9'10" (5.9m x 3m)

Up and over door to front, lighting and power.

GARDEN

Leading out from the bifold kitchen doors is the perfect garden for entertaining and outdoor/indoor living. All on one level it is an enclosed garden with side access to the front of the house, patio area, timber shed, and raised flower beds on 3 sides.

SERVICES

Mains gas, water, electricity and drainage are connected to the house.

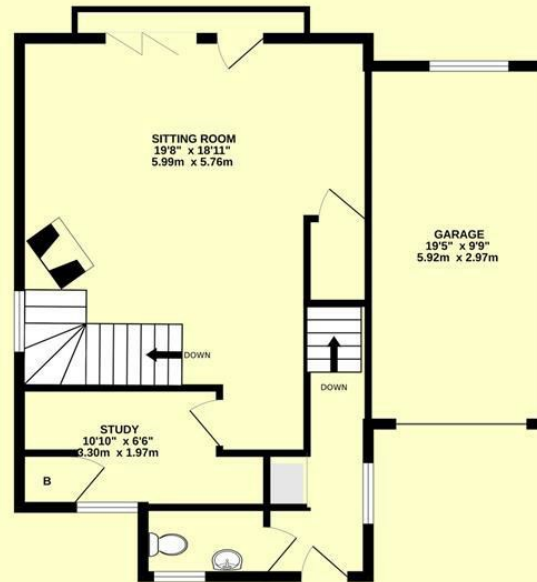
LOCAL AUTHORITY

Somerset Council - Band E

LOWER GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



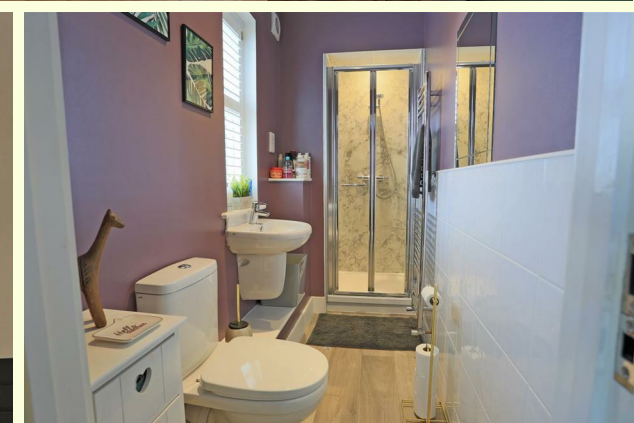
1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

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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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.





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