



## Swifts, Langford Budville, TA21 ORA

Nestled at the end of a quaint cul-de-sac, this charming 1bedroom end-of-terrace bungalow backs onto expansive parkland, offering a serene setting in the desirable village of Langford Budville. Upon entry, you are welcomed by a spacious hallway that serves as a reception area or study. The generous lounge features a designated dining space at one end, complemented by a centrally located fireplace and double-glazed doors that open to the picturesque rear garden. From the lounge, you can access the well-equipped modern kitchen/breakfast room, along with a side porch that includes a handy storage cupboard. The bungalow boasts a good-sized double bedroom and a contemporary three-piece bathroom suite in crisp white. It is fully doubleglazed and benefits from oil central heating for your comfort. Both the front and rear gardens have been thoughtfully designed to maximize space and are adorned with a variety of beautiful plants, along with wellestablished shrubs that come alive during the warmer months. Residents can enjoy convenient parking in nearby designated bays or on-street options within the cul-de-sac.

## **Key Features**

- End of terrace bungalow
- Backing onto large, open parkland
- Pleasant village with numerous local amenities
- Generous double bedroom
- Modern fitted kitchen
- Double glazing and oil heating
- Lounge with feature fireplace and French doors to rear garden
- Beautiful, mature front and rear gardens
- Residents parking spaces
- A charming bungalow in the heart of this lovely village





















## TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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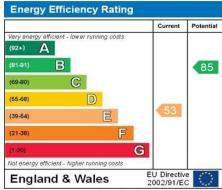
Tenure: Freehold

Tax band: A

## **Property Location:**

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**Services:** The property is connected to mains, sewerage, water and electricty. The property is heated via oil central heating.



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Part A - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023	
Council Tax / Domestic Rates	A
Asking price	£189,950
Tenure*	Freehold

Part B - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023	
Property type	Bungalow
Property construction	Standard
Number and types of room	As per floorplan
Electricity supply	Mains electricity
Water supply	Mains water
Sewerage	Mains sewerage
Heating	Oil fired/LPG heating. Wood burner/open fire installed.
Broadband	https://checker.ofcom.org.uk/ ADSL copper wire
Mobile signal/coverage	https://checker.ofcom.org.uk/ Voice & data likely on O2
Parking	https://www.somerset.gov.uk/roads-travel-and-parking/residential-parking-permits/
Part C - Please note some of the information will require you looking these details up online provided in the National Trading Standards Material Information in Property Listing (sales) document V1.0 November 2023	
Building safety	Nothing stated on the sellers PIQ form
Restrictions	Nothing stated on the sellers PIQ form
Rights and easements	Nothing stated on the sellers PIQ form
Flood risk	https://www.gov.uk/request-flooding-history
Coastal erosion risk	https://www.gov.uk/check-coastal-erosion-management-in-your-area
Planning permission	Nothing stated on the sellers PIQ form
Accessibility/adaptations	Nothing stated on the sellers PIQ form
Coalfield or mining area	https://www.gov.uk/check-if-property-is-affected-by-coal-mining
Energy Performance Certificate (EPC)*	E
Including detail of any inescapable costs	Nothing stated on the sellers PIQ form

