



Swifts, Langford Budville, TA21 0RA

Nestled at the end of a quaint cul-de-sac, this charming 1-bedroom 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 double-glazed 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 well-established 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

Made with Metropix ©2018

Tenure: Freehold

Tax band: A

Property Location:

what3words///tragedy.scripted
.gloves

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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



DISCLAIMER Wilsons has not inspected or tested any equipment, fixtures, fittings, or services within the property, and cannot confirm their working condition or suitability. We recommend you consult a Solicitor or Surveyor to verify the condition and functionality. Information regarding tenure is obtained by Land Registry, we advise that you obtain verification from your Solicitor. Items depicted in photographs are not included in the sale. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants, and any matters that may affect the legal title. We have not verified the property's structural integrity, ownership, tenure, acreages, estimated square footage or planning/building regulations. Prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. Wilsons routinely refer buyers and sellers to local solicitors for conveyancing services and mortgage advisors for mortgage and protection advice. It is your decision whether to use these services. We receive a payment benefit for referring clients of no more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required for us to process the necessary checks relating to our compliance and Anti-money laundering obligations. This is a non-refundable payment and cannot be returned.