



52 Brookland Road
Langport, TA10 9TE

GeorgeJames PROPERTIES
EST. 2014

52 Brookland Road

Langport, TA10 9TE

Guide Price - £220,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well-presented two-bedroom terraced bungalow situated within a popular residential area of Langport and offered to the market with no onward chain. The accommodation comprises an entrance hall, living room, kitchen, two bedrooms and a bathroom fitted with both a bath and separate shower. To the rear, a conservatory provides additional living space and enjoys an outlook over the garden. Outside, the property benefits from a low-maintenance enclosed rear garden with a useful garden shed, and an attractive front garden laid to lawn. A garage, located within a nearby block, is included, with off-road parking directly in front. The property has been well cared for but offers an excellent opportunity for a purchaser to undertake some modernisation and create a home to their own taste. Conveniently located for the amenities of Langport, this bungalow is likely to appeal to downsizers, first-time buyers and those looking for single storey living.

Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

Services

Mains gas, electricity, water and drainage connected. Council Tax Band B.

what3words

///partly.crowbar.fingernails

Solar Panels

The property benefits from a roof-mounted solar photovoltaic installation (approximately 3.675kWp) installed under a long-term HomeSun roof-space lease (until 2037). The panels provide free daytime electricity to the property, helping reduce energy costs. Maintenance, repair, insurance and equipment replacement remain



the responsibility of the solar provider at no cost to the homeowner. The lease transfers automatically to a purchaser. Buyers should make their own enquiries through their solicitor regarding the current lease holder and remaining lease term. Importantly, this lease was specifically drafted to comply with Council of Mortgage Lenders (CML) guidance for roof-space solar leases and HomeSun stated that it was designed to satisfy mainstream mortgage lender requirements. The lease is registered at the Land Registry and transfers automatically to a future owner. While purchasers should always obtain confirmation from their conveyancer and mortgage lender, this type of lease was intentionally structured to be mortgage-friendly and acceptable to the majority of mainstream lenders at the time of installation.

Entrance Porch

With radiator, door to;

Entrance Hall

With airing cupboard housing boiler, access to attic.

Living Room 17' 9" x 12' 0" (5.41m x 3.65m)

With window to front, radiator.

Kitchen 10' 2" x 9' 1" (3.10m x 2.76m)

With window to rear and door to conservatory, range of matching wall and base units, radiator, one and a half sink with drainer, four-ring gas hob and oven with extractor fan over, washing machine.

Conservatory 11' 7" x 8' 7" (3.54m x 2.62m)

With radiator, electricity and lighting, door leading to steps to garden.

Bedroom 1 12' 2" x 12' 1" (3.71m x 3.68m)

With window to rear, radiator, wardrobe with sliding door.

Bedroom 2 11' 7" x 9' 1" (3.52m x 2.78m)

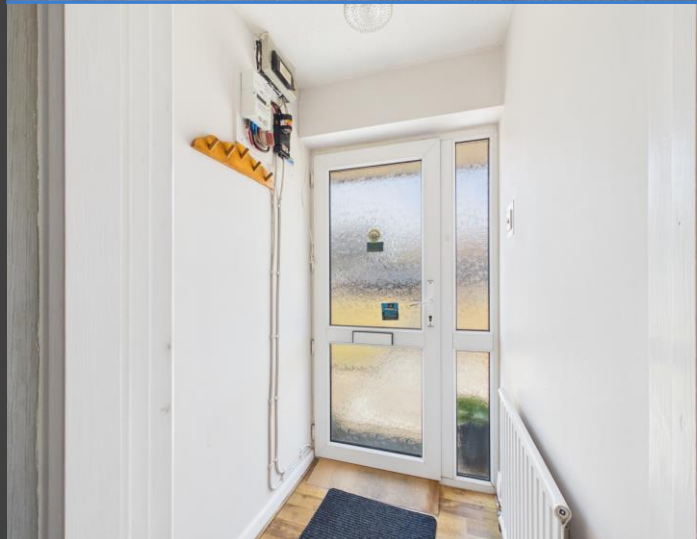
With window to front, radiator, wardrobe with sliding door.

Bathroom

With frosted window to rear, ladder radiator, sink, low level WC, bath, shower.

Outside

The front of the property is accessed via a pathway leading to the front door, flanked by a lawn. The rear garden is laid for ease of maintenance with a patio, storage shed and tap. There is a gate to the rear to the communal garage block, where the garage to number 52 will be found, with a parking space in front of it.



GROUND FLOOR



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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