



Symonds  
& Sampson

# 4 Blackberry Court

School Street, Drayton, Langport,

# 4 Blackberry Court

School Street  
Drayton  
Langport  
TA10 0LN



- Barely 3 Years Old
- Spacious Throughout
- Immaculate Accommodation
- Fabulous Kitchen/living Room
  - Large Garden
  - Parking
- Rare Opportunity
- Cul de sac Location

Guide Price **£425,000**

Freehold

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## THE DWELLING

A beautifully presented property, recently constructed by a well-known property developer of some repute, and offering upvc double glazing, air source heating, coved ceilings, attractive timber doors with stainless steel door furniture throughout and underfloor heating on the ground floor.

The property, which also has a good-sized garden to the side, lies in a cul-de-sac location, and early viewing is absolutely essential.

## ACCOMMODATION

A storm porch with a double-glazed entrance door leads to the reception hall with a staircase leading to the first floor, an attractive timber-effect floor and an understairs storage cupboard with plumbing for an automatic washing machine.

Off the hallway is a cloakroom with a white suite, whilst there is also a bedroom 2 having a pleasant open aspect to the front with a double wardrobe and a large en suite having a large double shower cubicle.

Finally, on the ground floor is the kitchen/living room, which is superb, being dual aspect, with a comprehensive range of units with granite worktops, cream doors and stainless steel door furniture.

Fitted appliances include a stainless steel double oven, four-ring hob and hood, dishwasher, fridge/freezer, whilst there is an abundance of wall cupboards, base units with drawers and cupboards under, an island unit with a breakfast bar, and

three-door bifolds to the large side garden.

On the first floor is a good-sized landing having a study area, a hatch to the roof space and extensive fitted cupboards, whilst there is a master bedroom suite with dressing area, two sets of double wardrobes, an attractive bay window, and a lovely en suite with a bath and separate shower cubicle.

## OUTSIDE

To the front of the property, there is a small gravelled border, whilst to the rear and side, there are pleasant gardens being laid to lawn, a large patio, beds and borders, an air source heat pump, a storage area at the rear and the gardens are enclosed by lap panel fencing.

At the front, there is parking for 2/3 vehicle's.

## SITUATION

This lovely home lies about 1/4 mile from the centre of this small, pretty village of Drayton, located away from busy traffic and yet within easy reach of good road links. For a small village, there appears to be a great sense of community with plenty of things going on, both in terms of clubs and societies at the village hall through to the annual fete, classic car meet and dog show. The main activities in Drayton are dog walking and cycling along the Parrett Trail. The village pub, The Drayton Crown, has been recently refurbished and offers food, drink and B&B facilities. There is a very arty community with a big network of artists and craftsmen. Lanport town is about 2 1/2 miles away, where there is the

Langport Vintage Market on the second Saturday of every month, plus plenty of specialist shops, a Tesco store, many individual and interesting shops and several lively Cafés. The Parrott Trail, adjacent to the river, provides lovely walks in all directions, particularly down to Muchelney Abbey.

## DIRECTIONS

What 3 words: ///guru.presides.holiday

## SERVICES

Mains water, electricity and drainage. Air source heat pump.

Broadband - Superfast broadband is available.

Mobile signal/coverage - There is mobile coverage in the area.

Please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Council Tax Band: E

Flood Risk: Very Low



# School Street, Drayton, Langport

Approximate Area = 1349 sq ft / 125.3 sq m  
 Limited Use Area(s) = 7 sq ft / 0.6 sq m  
 Total = 1356 sq ft / 125.9 sq m  
 For identification only - Not to scale



Denotes restricted head height

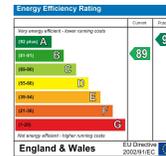


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1430298



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