

# 85 Bartletts Elm

Langport, TA10 9BS

George James PROPERTIES

EST. 2014

# 85 Bartletts Elm

Langport, TA10 9BS

**Guide Price - £342,950**
**Tenure – Freehold**
**Local Authority – Somerset Council**







**Summary**
Built in 2014, this attractive and well-presented link-detached family home offers spacious, modern accommodation throughout. The ground floor comprises a welcoming entrance hall, cloakroom, a stylish kitchen/dining room ideal for family life and entertaining, and a generous sitting room with plenty of natural light. Upstairs, there are four well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from a driveway providing off-road parking, complete with an EV charging point, while the enclosed, south-facing rear garden offers a private and sunny space to relax, entertain or enjoy family time.

**Services**
Mains water, drainage, gas and electricity are all connected. Roof mounted solar water heating. Council tax band D.

**Amenities**
Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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.

**Entrance Hall**
Open storm porch with entrance door leading to the entrance hall. With stairs to the first floor, radiator and under stairs storage cupboard.

**Cloakroom**
With window to the front, low level WC and wash hand basin. Radiator.

**Kitchen/Dining Room** *13' 3'' x 12' 1'' (4.03m x 3.68m)*
With window to the front, range of base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap. Built in double oven, five ring gas hob and glass/stainless steel extractor hood. Built in dishwasher and fridge freezer. Cupboard housing gas boiler. Radiator.

**Sitting Room** *20' 0'' x 11' 6'' (6.09m x 3.51m)*
With window to the rear and French doors to the rear garden. Two radiators.

**Landing**
With radiator, built in airing cupboard and access to the loft space.

**Bedroom 1** *10' 1'' x 11' 10'' (3.08m x 3.60m)*
With window to the rear and radiator. Built in mirror fronted wardrobe.

**Bedroom 2** *8' 10'' x 9' 6'' (2.70m x 2.90m)*
With window to the rear and radiator.

**Bedroom 3** *9' 5'' x 8' 10'' (2.87m x 2.70m)*
With window to the front and radiator.

**Bedroom 4** *10' 4'' x 6' 7'' (3.14m x 2.00m)*
With window to the front and radiator.

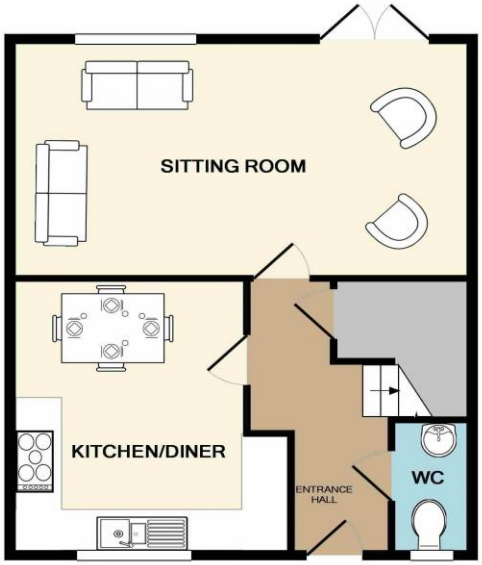
**Bathroom**
With window to the side. Bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over. Ladder towel rail. Fitted mirror.

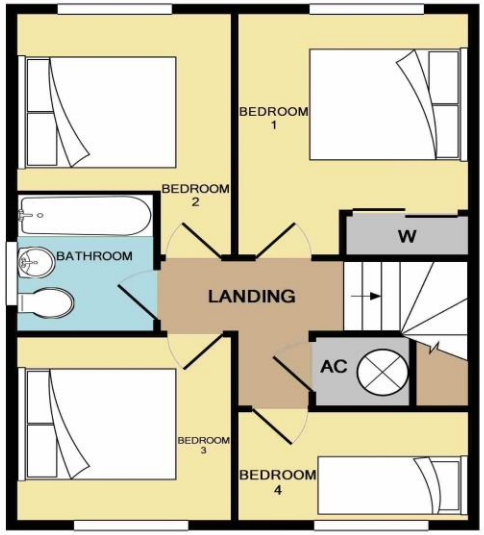
**Outside**
To the side of the property a vehicular entrance and driveway with parking for 2/3 cars, with recently installed EV charging point. A pedestrian gate leads to the rear garden. The private rear garden is south facing with patio area and raised flower/shrub beds. There is an area of artificial lawn, outside water and light.







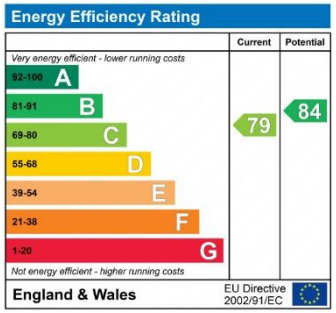

GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

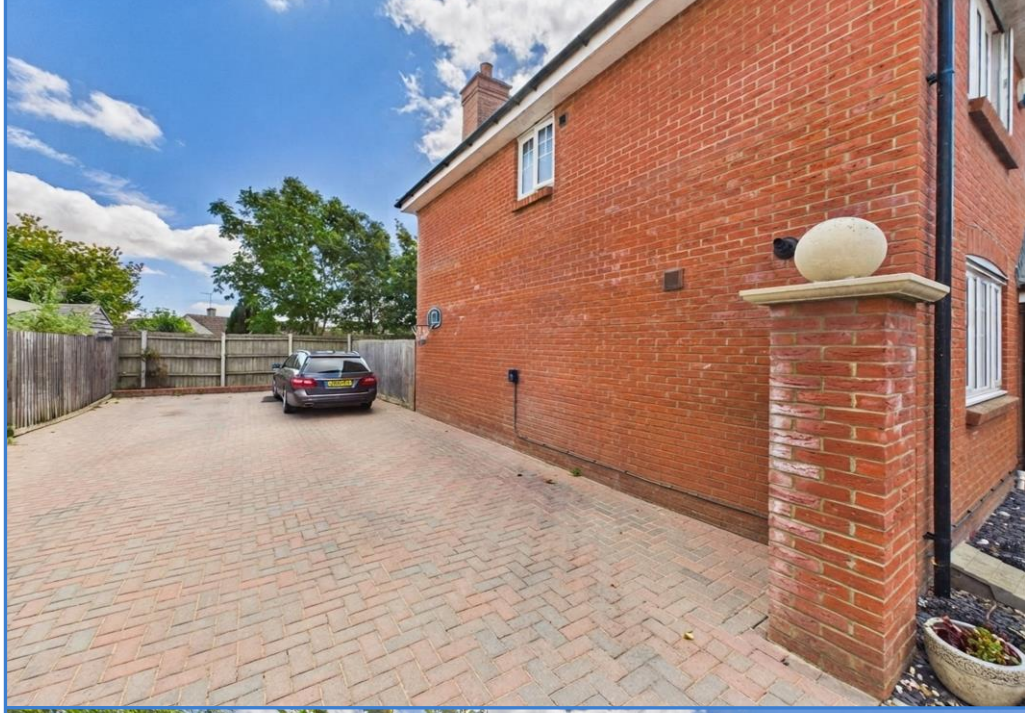
1ST FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

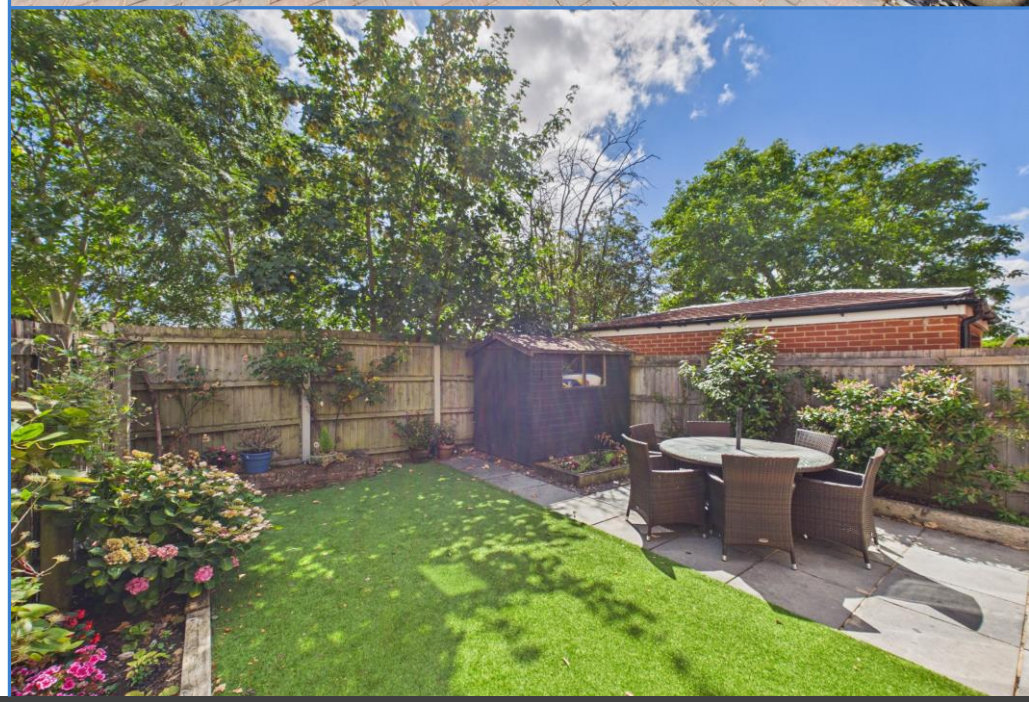
TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.1 SQ.M.)

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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