



£275,000

At a glance...



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**holland
& odam**

12 Willow Close
Huish Episcopi
Langport
Somerset
TA10 9TJ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Holland & Odam in Market Place, Somerton, head west along West Street and continue onto Langport Road (B3153), following signs towards Langport. Continue for approximately 3.5 miles until reaching the roundabout. Take the second exit onto Field Road (A372), then take the first left onto Brookland Road. Take the first left into Willow Close and follow the road into the cul-de-sac, where the bungalow can be found on the right hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Huish Episcopi is a village on the outskirts of Langport, 4 miles south west of Somerton. There are good recreational facilities and schools for all ages, church and local pub. Linked with Langport town, which is an ideal place to explore on foot, bike or water along the stunning River Parrett and a popular spot for paddle boarding, kayaking and swimming, with a number of pontoons added to assist users over the spring/summer period. For a small town, there is a comprehensive range of amenities including a number of independent shops, bakeries and cafes, takeaway restaurants, butchers, supermarket and pubs. There are also a vets in town, dentist and doctors surgeries, garages and petrol station. Well positioned for A303 and M5 and the nearest train stations are in Taunton & Yeovil with direct links to Paddington & Waterloo.

Insight

This well-presented bungalow offers spacious and versatile accommodation, complemented by an attractive, low maintenance rear garden and off-road parking.

The accommodation comprises an entrance hall leading to a generous sitting room with a feature fireplace and French doors opening into a delightful garden room overlooking the rear garden. The modern kitchen is fitted with white gloss units, contrasting work surfaces and integrated appliances, with an opening through to the adjoining dining room, which enjoys direct access outside.

The bungalow benefits from a spacious double bedroom and a versatile family room, which could equally serve as a second bedroom, home office or additional reception room. A shower room, fitted with a shower enclosure, wash hand basin and WC, completes the accommodation.

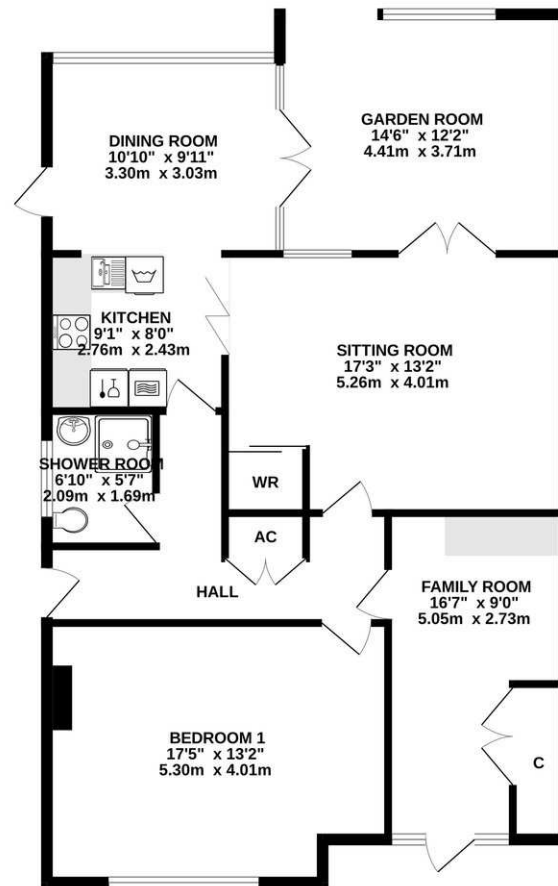
Outside, the front garden has been attractively landscaped with gravelled areas and decorative planters, alongside a driveway providing off-road parking. To the rear, the enclosed garden has been thoughtfully designed for ease of maintenance, featuring decorative paved seating areas, gravelled pathways, established planting and mature hedging.

Overall, this attractive bungalow offers flexible single storey living with generous accommodation and beautifully maintained outdoor spaces.

- Well-presented, spacious bungalow
- Generous sitting room with feature fireplace
- Delightful garden room overlooking the rear garden
- Modern fitted kitchen with adjoining dining room
- Spacious double bedroom
- Versatile family room, ideal as a second bedroom or home office
- Shower room with shower enclosure, wash hand basin and WC
- Attractive, enclosed and low-maintenance rear garden, landscaped front garden and driveway providing off-road parking



GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

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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