



DERBYSHIRE'S
— *Estate Agents* —

Badger Cottage Newtown, Langport, Somerset,
TA10 9SE

A Spacious Three Double Bedroom Semi-Detached Home in the Heart of Langport, Somerset

Located in the popular market town of Langport, this generously proportioned three double bedroom semi-detached house offers excellent living space, ample parking, and fantastic potential for personalisation.

The property welcomes you with an entrance porch leading into a bright, dual-aspect lounge featuring a chimney breast and hearth—perfect as a cosy focal point. Double doors open into a well-sized kitchen, which flows seamlessly into the open-plan family room/dining area, creating an ideal space for modern living and entertaining. A convenient ground-floor WC completes the downstairs accommodation.

To the first floor are three comfortable double bedrooms along with a family bathroom equipped with a bath, WC, basin and separate shower cubicle.

Externally, the property benefits from off-road parking spaces and an enclosed rear garden. A brick-built outbuilding offers additional storage or workshop potential, though it would benefit from repair.



- Three Double Bedrooms
- Large Kitchen/Dining/Family Room
- 3+ Off Road Parking Spaces
 - Enclosed rear garden
- Market Town Location
 - Chain Free
 - Vacant possession

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	67	80	
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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Chain Free £335,000

A SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED HOME

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Semi-Detached Home in the Heart of
Langport, Somerset

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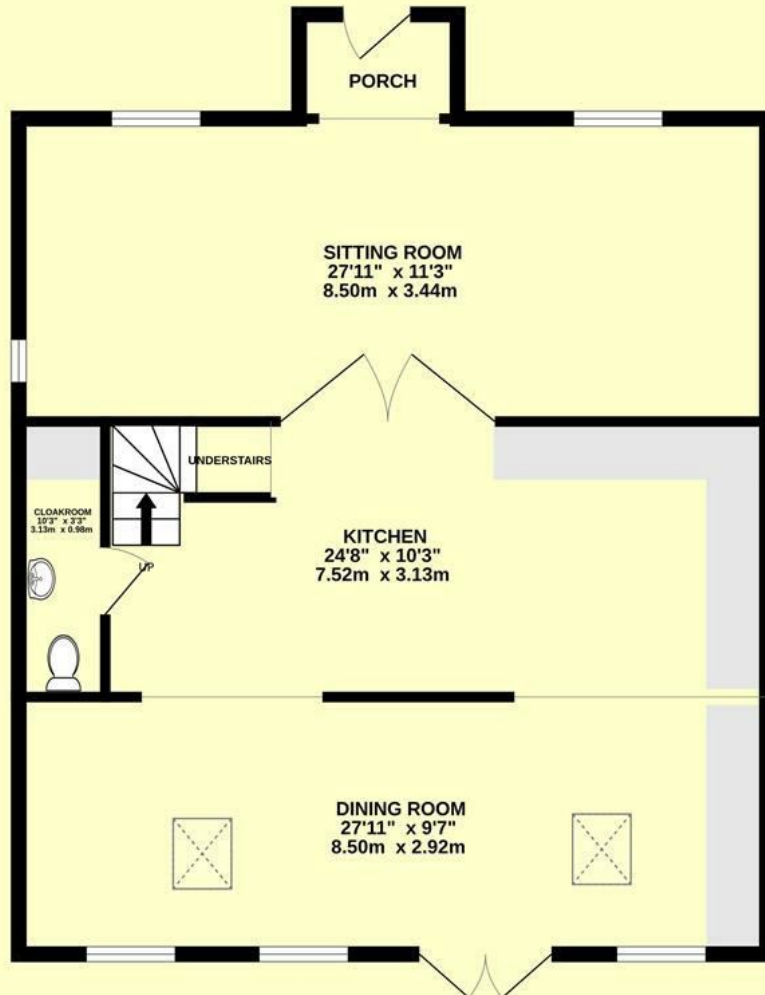
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entrance porch leading into a bright,
dual-aspect lounge featuring a chimney
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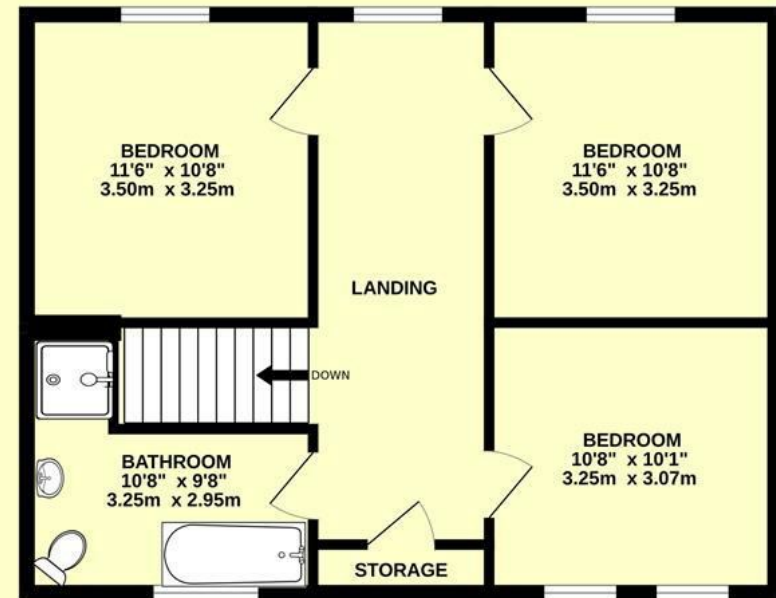
To the first floor are three comfortable
double bedrooms along with a family
bathroom equipped with a bath, WC,
basin and separate shower cubicle.

Externally, the property benefits from
off-road parking spaces and an enclosed
rear garden. A brick-built outbuilding
offers additional storage or workshop
potential, though it would benefit from
repair. While the house requires some
minor redecoration, it presents a superb
opportunity to create a wonderful
family home in a sought-after Somerset
location

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.

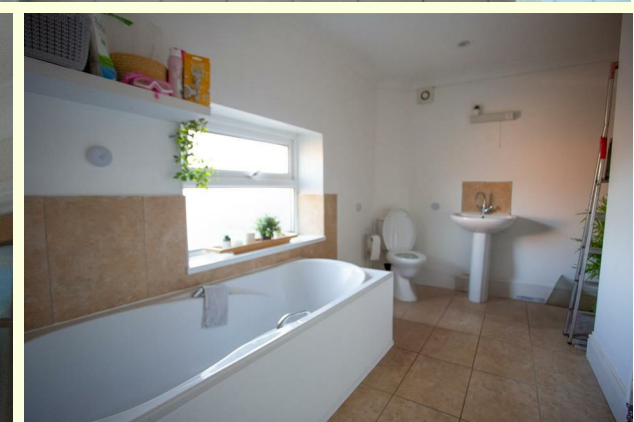


1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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Directions -





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