



Lanacre
5 Courthay Orchard, Langport, TA10 9AE

George James PROPERTIES
EST. 2014

Lanacre

5 Courthay Orchard, Langport, TA10 9AE

Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Lanacre is a good size detached bungalow situated within this popular village between Somerton and Langport. The bungalow offers excellent accommodation including large sitting room opening to a dining room, kitchen and conservatory. There are three bedrooms and shower room. Outside there is ample off road parking and driveway leading to a garage with access to the large west facing gardens.

Amenities

The small village of Pitney lies between Somerton and Langport with its own local church, village hall, farm shop and traditional pub. The nearest primary schools are at High Ham or Somerton and the well known Huish Episcopi Academy and Sixth Form in Langport. Somerton and Langport both offer a good level of local amenities including shops, bank, post office, library, doctors and dentist surgeries and free parking there are also several public houses and restaurants.

Services

Mains water, drainage and electricity are all connected. Council tax band D.

what3words

///moguls.happily.charts

Entrance Porch

Entrance door leads to the entrance porch with door to the entrance hall.

Entrance Hall

With built in cupboard and built in airing cupboard housing the hot water cylinder. Access to the loft space with ladder, light and part boarding.

Kitchen 11' 10" x 8' 10" (3.60m x 2.70m)

Opening to the conservatory. Range of base and wall mounted kitchen units with one and a half bowl sink unit and mixer tap. Built in eye level double oven and space for fridge freezer, washing machine and dishwasher.

Conservatory 11' 10" x 5' 1" (3.60m x 1.54m)

With patio doors leading to the garden.



Sitting Room 25' 1" x 11' 10" max (7.64m x 3.60m max)

With large window to the front and round window to the rear. Two radiators and open fire.

Dining Room 12' 0" x 11' 6" (3.66m x 3.50m)

With window to the rear and radiator.

Bedroom 1 12' 2" x 9' 1" (3.72m x 2.77m)

With window to the rear and radiator.

Bedroom 2 10' 2" x 9' 0" (3.10m x 2.74m)

With window to the front and radiator. Range of Chameleon fitted wardrobes, bedside units and chest of drawers.

Bedroom 3 8' 10" x 7' 4" (2.70m x 2.24m)

With window to the front and radiator.

Shower Room 8' 11" x 5' 9" (2.73m x 1.74m)

With window to the rear. Low level WC, wash hand basin and shower cubicle with electric shower. Radiator.

Outside

Vehicular gates lead to a large parking area with driveway to the side leading to the garage. Pedestrian gate leads to the rear garden.

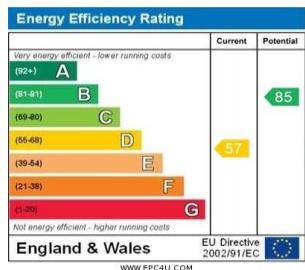
Garage 19' 2" x 11' 10" (5.83m x 3.61m)

This oversize single garage has an up-and-over garage door with power and light connected. A side pedestrian door leads to the rear garden.

The large rear garden is mainly laid to lawn with patio area and various flower/shrub borders. Outside water tap and light. There is a greenhouse and large timber summer house with power connected. The garden offers a good degree of privacy and is south west facing.



GROUND FLOOR
94.4 sq.m. approx.



1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153
email: somerton@georgejames.properties
www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

