



6 Portland Road
Langport, TA10 9QX

GeorgeJames PROPERTIES
EST. 2014

6 Portland Road

Langport, TA10 9QX

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

6 Portland Road is a beautifully presented detached bungalow that has been reconfigured to provide a superb open plan kitchen dining room opening to the garden. There is a sitting room with wood burning stove, two double bedrooms and modern bathroom. Outside there are gardens to the front and rear. The rear gardens are south facing and offer a good degree of privacy. A long driveway offers ample parking with access to a converted garage which provides good storage and office space.

Amenities

Situated in Huish Episcopi on the outskirts of Langport with Langport town centre easily accessible and Eli's pub within walking distance. There are a choice of lovely countryside walks close by including access to the River Yeo and River Parrett. The town offers an excellent range of everyday amenities including a selection of shops, Tesco supermarket, churches, 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.

What3words

///stall.videos.lookout

Services

Mains water, drainage, gas and electricity are all connected. Council tax band C. Gas fired central heating to radiators.

Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator. Opening to the kitchen/dining room.

Sitting Room 14' 0" x 11' 11" (4.27m x 3.62m)

With window to the front, radiator and contemporary style fireplace housing cast iron wood burning stove.



Kitchen/Dining Room 18' 1" x 9' 10" (5.50m x 3.00m)

With window to the rear and French doors to the garden. Modern fitted kitchen comprising base and wall mounted units with work surfaces over, peninsular breakfast bar unit with four ring induction hob and downdraft extractor. Built in eye level double oven, dishwasher and fridge freezer. Single drainer sink unit with mixer. Dining/seating area, radiator.

Bedroom 1 9' 10" x 9' 11" (3.00m x 3.01m)

With window to the rear and radiator.

Bedroom 2 11' 0" x 7' 11" (3.35m x 2.42m)

With window to the front and radiator.

Bathroom 11' 0" x 5' 5" (3.35m x 1.66m)

With window to the side. Bathroom suite comprising low level WC, vanity wash hand basin and panelled bath with shower over and screen. Heated ladder towel rail.

Outside

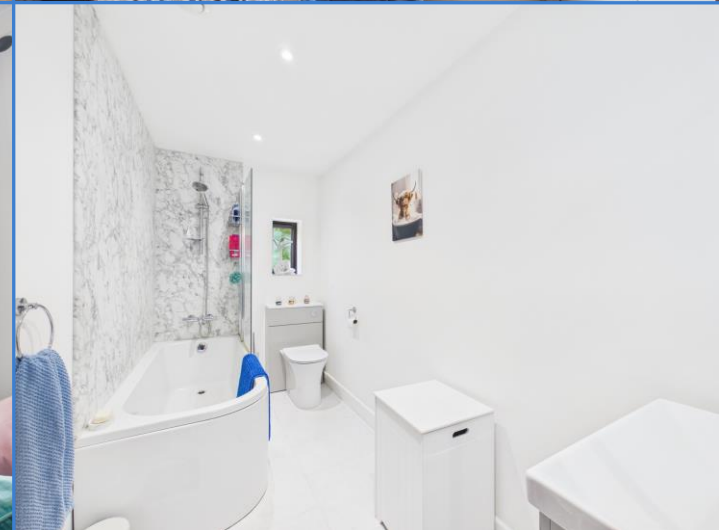
To the front of the property there are lawned gardens with driveway parking. A vehicular gate to the side of the bungalow gives access to the garage and rear garden.

Garage

The garage has been converted to provide a storage/workshop area accessed via double glazed French doors, a further door leads to an office. The garage has been insulated and has power and lighting.

Garden

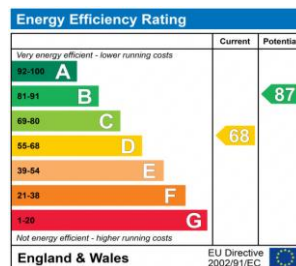
The rear garden is private and faces south. Mainly laid to lawn with patio area and pergola, corner deck with summerhouse 2.5m x 3m.



GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA - 811 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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