



7

Portland Road, Huish Episcopi, Langport, Somerset

# 7

Portland Road  
Huish Episcopi  
Langport  
Somerset TA10 9QX

A very well-presented and deceptively spacious detached property which has extensive parking, a garage, and lies in this popular cul-de-sac and benefits from a very large garden to the rear.



- Spacious Accommodation
- Super Kitchen/Dining Room
- Lounge with Wood Burner
  - Garage & Parking
  - Good Size Garden
  - Desirable Cul-De-Sac

Guide Price **£350,000**

Freehold

[Method of Sale if NOT Private Treaty.]

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## THE DWELLING

A very well presented and surprisingly spacious detached property, which has gas central heating, UPVC double glazing and large gardens to the rear.

The house, which lies in a desirable cul-de-sac, also has extensive timber-effect flooring on the ground floor, attractive timber doors with stainless steel door furniture and a lovely open aspect to the front.

## ACCOMMODATION

A part-glazed door leads to the reception hall with a staircase rising to the first floor, whilst off here is the sitting room having a central feature wood burner with a beam over and picture rail.

The kitchen/diner is very much the "heart of the home", having a comprehensive range of units with black marble effect worktops and cream doors with stainless steel door furniture. Fitted appliances include a four-ring hob unit, stainless steel oven with splashback and hood, and fridge/freezer. There is a peninsula unit/breakfast bar and a good range of both wall cupboards and base units, and UPVC French doors leading to the rear.

Off the kitchen is the side lobby with a door to the rear and a cloakroom with a white suite.

On the first floor there are three good size bedrooms and an attractive bath/shower room with a white suite and a corner shower cubicle.

## OUTSIDE

To the front of the house is a lawned garden, whilst the rear garden is a very good size, having large lawns, two patios, a tap, a large shed and two gateways to the front of the property.

At the side of the house, there is parking for 2/3 vehicles, which leads to timber gates providing further parking and leads to a garage with an up-and-over door.





## SITUATION

Huish Episcopi is a village in Somerset, situated on the outskirts of Langport, 4 miles south west of Somerton.

The town of Langport is within easy reach, which offers a good range of amenities including shops, banks, post office, doctors and dentist surgeries, library, garages, inns, churches and a Tesco supermarket. Somerton is also nearby again with a good range of local amenities. The larger regional town of Yeovil and county town of Taunton have further comprehensive amenities available, including mainline railway stations. There is a sports and recreation centre and sixth form at Huish Episcopi Academy.



## DIRECTIONS

what3words:///cello.reseller.sweeten

## SERVICES

Mains gas, electricity and drainage.

## MATERIAL INFORMATION

None



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| For energy efficient - lower running costs  |   |         |           |
| 100-120 kWh/m <sup>2</sup> /yr              | A |         |           |
| 81-100 kWh/m <sup>2</sup> /yr               | B |         |           |
| 62-81 kWh/m <sup>2</sup> /yr                | C |         |           |
| 43-62 kWh/m <sup>2</sup> /yr                | D |         |           |
| 25-43 kWh/m <sup>2</sup> /yr                | E |         |           |
| 16-25 kWh/m <sup>2</sup> /yr                | F |         |           |
| 1-16 kWh/m <sup>2</sup> /yr                 | G |         |           |
| For energy efficient - higher running costs |   |         |           |
| England & Wales                             |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

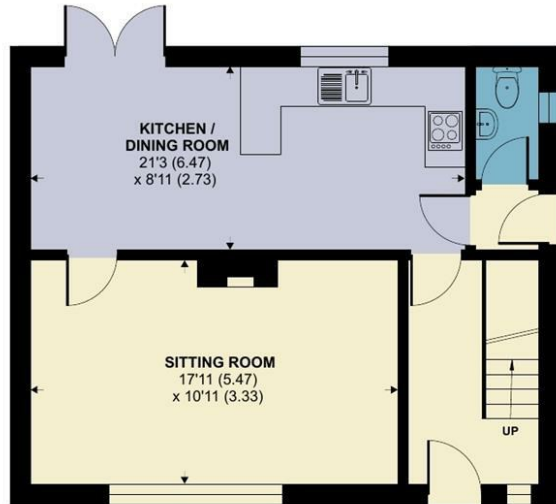
## Portland Road, Huish Episcopi, Langport

Approximate Area = 1012 sq ft / 94 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1164 sq ft / 108.1 sq m

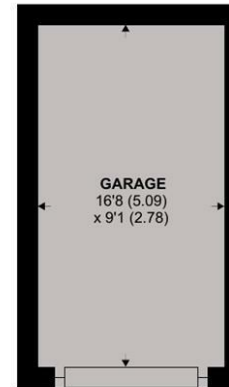
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1501157

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Office/Neg/Date



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