



34 Brookland Road  
Langport, TA10 9TA

George James PROPERTIES  
EST. 2014

# 34 Brookland Road

Langport, TA10 9TA

Guide Price - £215,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

34 Brookland Road is a very smartly presented end of terrace house situated in a popular residential location. The property benefits from a generous plot including private, large front garden. Accommodation includes living room, kitchen, utility room, two bedrooms and a bathroom. As well as the large front garden, the property has a rear garden and parking in front of a garage which forms part of a block of similar garages. The property is situated in a very popular residential location, a short distance away from Huish school and the amenities in Langport.

## Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, bank, 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.

## Services

Mains gas, electricity, water and drainage connected. Council Tax Band B. We understand the sellers had the boiler replaced in 2023.

## what3words

///sandbags.fondest.tender

## Entrance Porch

**Living Room** 16' 1" x 13' 5" (4.9m x 4.1m)

With window to front, two radiators.

**Kitchen** 13' 6" x 6' 11" (4.11m x 2.11m)

With window to rear, radiator, range of matching wall and base units, electric oven and hob, space and plumbing for dishwasher, space for fridge/freezer.

**Utility Room** 7' 9" x 4' 7" (2.36m x 1.39m)

With window to rear, door to garden, space for washing machine and tumble dryer, shelving.



### First Floor Landing

With airing cupboard housing gas fired boiler.

### Bedroom One 11' 8" x 10' 2" (3.55m x 3.11m)

With window to front, radiator, range of fitted wardrobes and drawers.

### Bedroom Two 11' 6" x 7' 2" (3.50m x 2.19m)

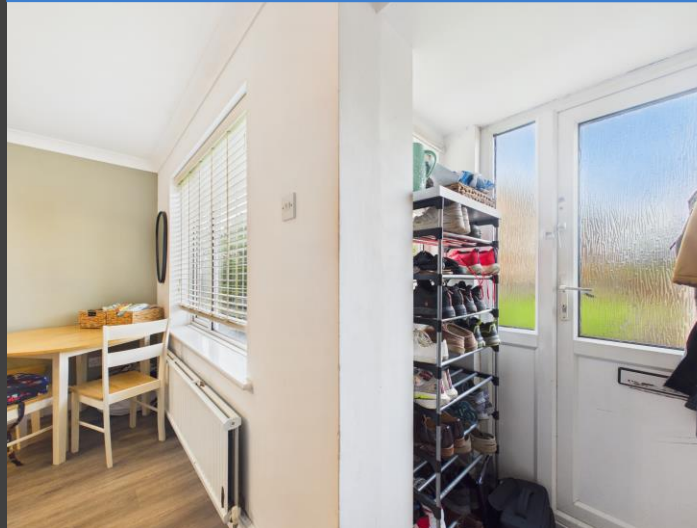
With window to rear, radiator.

### Bathroom

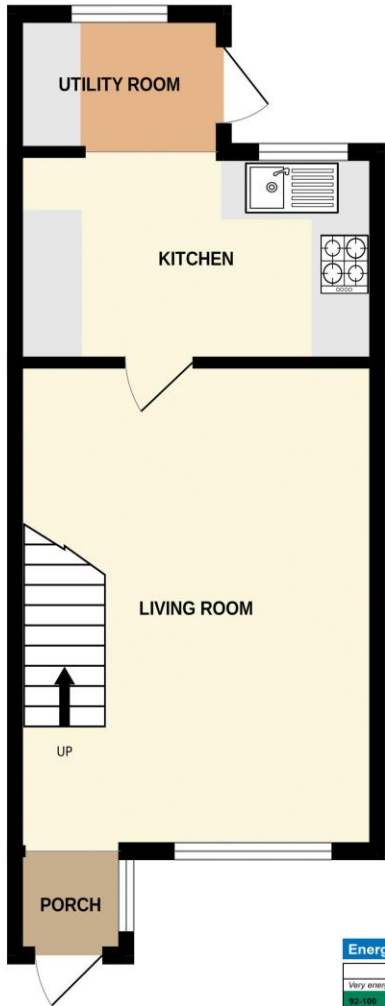
With frosted window to rear, radiator, close coupled WC, sink, panelled bath with mains shower over, extractor fan.

### Outside

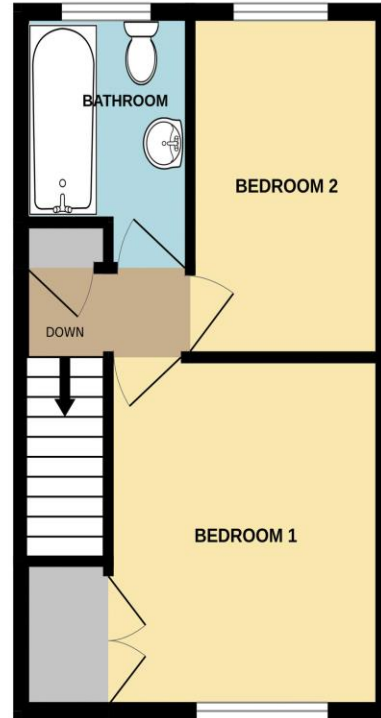
The property is situated in a peaceful location in a tucked away position on the estate. To the front of the property is a large garden mainly laid to lawn, with a path leading to the front door, and an area of shingle for outside dining. There is a timber shed and a gate leading to the rear garden. The rear garden is mainly laid to lawn with a pathway leading to a gate, which leads to a block of garages. The garage for number 34 can be found about half way along this block, with a parking space in front of it.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

Whilst ever of doors, w omission prospective

here, measurements taken for any error, ed as such by any ted and no guarantee

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.