



## Goosebradon House, Westport, Langport, TA10 0BH

A lovely spacious family home set in a rural location with good links to neighbouring towns.



- Two receptions
- New modern kitchen
- Large garage
- Three double bedrooms
- New modern bathrooms
- Good size utility

£1,600 Per Calendar Month

A large detached three bedroom, two reception family home built of brick and render under tiled roof.

Entrance hall leads to large kitchen with room for a breakfast table. A large lounge with wood burner stove and triple aspect windows gives a light airy feel. A second reception ideal as a formal dining room, snug or games room. Upstairs are three double bedrooms, one with shower ensuite. The bathroom has a separate shower cubicle and bath. To the side of the entrance hall is a good size utility room, WC and entrance to the large garage.

The rent is exclusive of all utility bills including council tax, mains electric, water and drainage. There is mobile coverage in the area, please refer to Ofcom's website for more details. Ultrafast, broadband is available in the area. According to the GOV.UK website for flood risk there is a very low risk. The property has oil fired central heating and will be let unfurnished.

#### Available Now

Rent £1600 per month £369 per week.

Holding deposit £369

Security deposit £1846

Council Tax band D

EPC band E

Alternative deposit available via Reposit

#### SITUATION

Westport is a small village to the north of Ilminster conveniently located on the road towards Curry Rivel / Langport and not far from the pretty village of Barrington with its renowned National Trust property Barrington Court. There is a range of artisan workshops, second hand bookstore, café / restaurant, gift shop and lots of lovely spaces to enjoy the peace and quiet over a picnic perhaps. There is a super network of public footpaths criss-crossing the estate and village, excellent for dog-walking. The village almost joins the neighbouring village of Hambridge. Hambridge benefits from facilities including church, village hall, village primary school, and popular pub. The lovely Brown and Forrest Smokery is located alongside other businesses at Bowdens Farm, and they have their own shop and café offering takeaway food and picnics in a glorious rural setting.

#### OUTSIDE

The property is located in an open field, and the garden area will be fenced when the warmer drier weather. There is garage parking and space for 3 to 4 cars depending on size.

#### DIRECTIONS

What3words///forklift.saddens.ambition

The house is located down a track in a field and can be seen from the main road.



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