



34 Brookland Road
Langport, TA10 9TA

George James PROPERTIES
EST. 2014

34 Brookland Road

Langport, TA10 9TA

Guide Price - £210,000

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

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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.

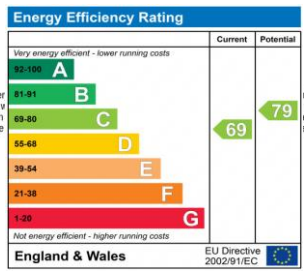
Bathroom

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.





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