



English Homes



14 Whatley, Langport, TA10 9RA

This is a semi detached property in the sought after address of Whatley. The property has a bedroom, bathroom, kitchen, sitting room, conservatory all on one storey. There is a further loft room, off street parking, garden with steps down to a mini nature reserve. It is rare to find a property occupying a town centre location whilst enjoying a semi rural aspect and we would recommend an early viewing to avoid disappointment.

- Semi detached
- Kitchen
- Conservatory
- Garden
- Double glazed
- One bedroom (+one loft room)
- Bathroom
- Off street parking
- Gas central heating
- In the heart of Langport

Guide Price £120,000

Accommodation

The property is approached from the rear garden to the timber framed double glazed door opening to

Conservatory 9'7" by 7'9" (2m 92cm x 2m 36cm)

Timber framed double glazed windows to three sides, solid wooden floor, open plan to

Sitting room 14'6" by 12'5" (4m 42cm x 3m 78cm)

Fitted carpet, two radiators, front door to side garden, doorway to

Kitchen 7'8" by 6'0" (2m 34cm x 1m 83cm)

Storage cupboards above and below roll edged worktop, wall mounted gas fired boiler, stainless steel sink, space for oven, space and plumbing for dishwasher and washing machine, tiled floor, uPVC double glazed window to the side.

Bathroom 8'6" by 5'11" (2m 59cm x 1m 80cm)

White suite comprising panelled bath with shower over, close coupled WC, wash basin, tiled floor, radiator, tiles to splash prone areas, uPVC double glazed window to the side.

Bedroom one 11'3" by 8'6" (3m 43cm x 2m 59cm)

From the sitting room a door leads to a large double bedroom with fitted carpet, radiator, built in understairs cupboard, uPVC double glazed window to the side.

Upstairs

A small hall between the bathroom and the sitting room allows coat hanging space and wooden stairs to the first floor.

Bedroom 2? 21'5" by 8'6" reducing to 5'9" restricted headroom

A large space suitable as a playroom or study. Technically we are not allowed to call it a bedroom because of the restricted headroom and the lack of door between the stairs and the room means that it is not private enough to be a bedroom. However it has been used as a children's bedroom and as an occasional guest bedroom. Could be greatly improved with Velux windows or dormer, subject to planning permission

Garden

Part tarmac part lawn, there is a gate allowing access to some steps to a mini nature reserve. Around the side of the property is a vegetable bed and timber garden shed with electric. There is gate allowing pedestrian access to the Cocklemoor car park.

Parking

The fence is temporary and can be removed from the garden to allow parking for a car on the tarmac in the garden.

Property Misdescription Act

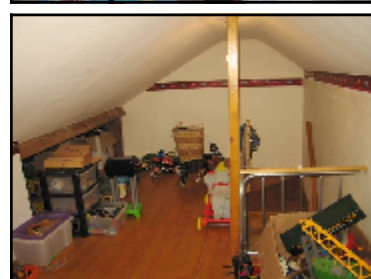
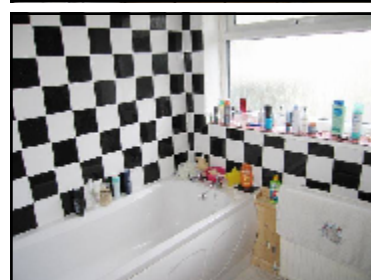
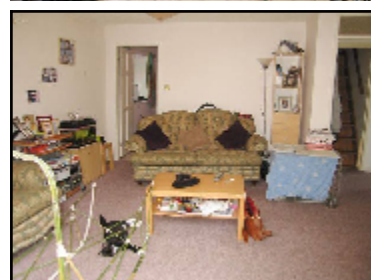
Technically the loft room cannot be called a bedroom for the reasons already stated but in the real world it would obviously suit a youngster or occasional adult use.

Agents Note

The property is in a highly popular address just a short level walk to Langport's shops, Library, Doctors and Langport's other amenities including bus routes to local towns, yet still enjoys rural views being so close to Cocklemoor. This property can offer an excellent outside lifestyle dog walking, cycling, fishing, canoeing etc.

Directions

From English Homes Langport office proceed across Cocklemoor car park towards and up the steps to Whatley turn right over the bridge and Duck Cottage is the furthest of a pair of semi detached single storey dwellings. The property will be indicated by an English Homes For Sale board.



Langport

The town of Langport which is within easy walking distance has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy School and Community Centre. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington) Dorset coast is about 25 miles.

VIEWINGS BY APPOINTMENT

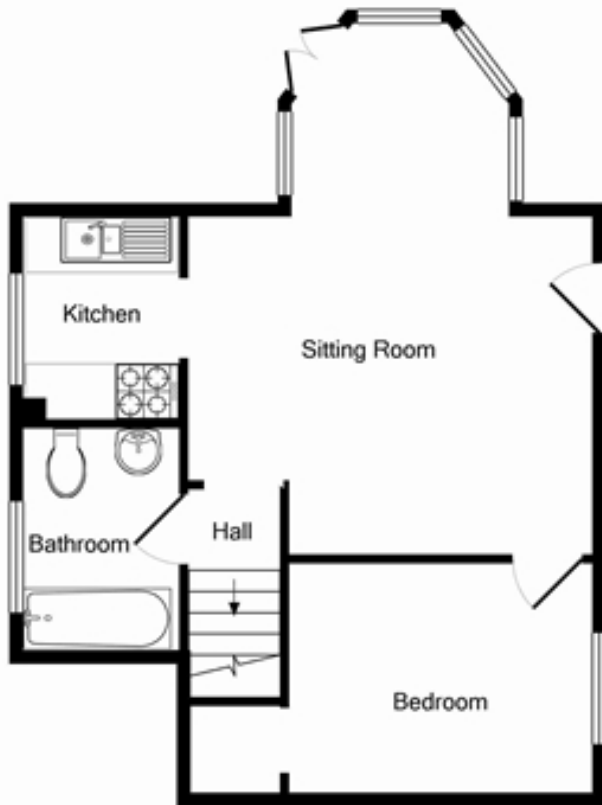
Langport Office 01458 252530

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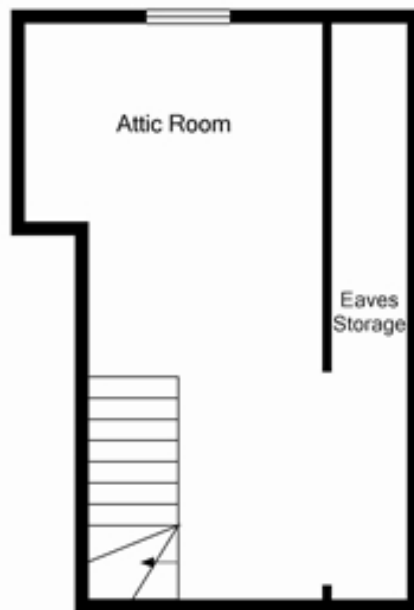
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Property Address	Price	Property Address	Price
123 Main St	£120,000	456 High St	£150,000
789 Park Rd	£95,000	321 Green Ln	£110,000
567 Hill Top	£135,000	890 Valley Way	£105,000
234 Wood End	£115,000	678 Meadow Close	£125,000
901 Stone Arch	£140,000	123 Brookside	£130,000
456 Oak Hill	£100,000	789 Elm Grove	£115,000
234 Birch Lane	£125,000	567 Cedar Court	£145,000
890 Pine Ridge	£110,000	321 Willow Walk	£135,000
678 Ash Grove	£105,000	123 Sycamore St	£120,000
456 Holly Bush	£130,000	789 Magnolia Way	£115,000
234 Lavender Lane	£145,000	567 Rosemary Rd	£135,000
890 Primrose Path	£115,000	321 Sunflower St	£125,000
678 Poppy Field	£100,000	123 Tulip Terrace	£140,000
456 Daisy Dell	£120,000	789 Violet Vale	£110,000
234 Foxglove Fold	£135,000	567 Hyacinth Hill	£125,000
890 Bellflower Bend	£115,000	321 Marigold Meadow	£130,000
678 Pansy Place	£105,000	123 Snapdragon St	£145,000
456 Carnation Court	£125,000	789 Zinnia Way	£115,000
234 Geranium Grove	£140,000	567 Petunia Park	£135,000
890 Verbena View	£110,000	321 Fuchsia Field	£120,000
678 Mimosa Mile	£130,000	123 Lavender Lane	£115,000
456 Hollyhock Hill	£105,000	789 Aster Avenue	£140,000
234 Begonia Bend	£125,000	567 Cosmos Close	£110,000
890 Zinnia Zone	£145,000	321 Petal Path	£135,000
678 Marigold Meadow	£115,000	123 Sunflower St	£125,000
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Ground Floor



1st Floor

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