



2 Bedwyn Close
Langport, TA10 9ED

GeorgeJames PROPERTIES
EST. 2014

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Langport, TA10 9ED

Guide Price - £310,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Built in 2015 this beautifully presented semi-detached house has well designed accommodation comprising entrance hall, cloakroom and sitting room with wood burning stove. There is a large kitchen/dining room with separate utility room all opening to the rear garden. To the first floor there are three bedrooms and bathroom. The main bedroom has an en-suite shower room. Outside there are enclosed, private gardens to the rear with driveway leading to a single garage.

Services

Mains gas, water, drainage and electricity are all connected. Council Tax band C.

What3words

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Amenities

Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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.

Entrance Hall

With doors leading to sitting Room, kitchen and cloakroom. Stairs to the first floor. Radiator.

Cloakroom

With low level WC, wash hand basin and radiator.

Sitting Room 16' 1" x 9' 10" (4.89m x 3.00m)

Window to the front and patio doors leading to the garden. Fireplace with floating Oak mantle housing wood burning stove with brick surround. Radiator.



Kitchen/Dining Room 16' 1" x 10' 7" (4.89m x 3.22m)

With windows to the front and rear with French doors to the garden. Range of modern base and wall mounted units with work surfaces over. Built in fridge and freezer, double oven and gas hob. One and half bowl sink unit with mixer tap.

Utility Room 6' 8" x 3' 11" (2.04m x 1.20m)

With part glazed door to the garden, space for washing machine, wall mounted boiler and radiator.

Landing

With windows to the front and rear. Access to the loft area.

Bedroom 1 11' 9" x 9' 5" (3.57m x 2.87m)

With window to the front and radiator. Wardrobe included.

En-suite Shower Room

With low level WC, wash hand basin and corner shower cubicle with mains shower. Radiator.

Bedroom 2 9' 11" x 9' 0" (3.02m x 2.75m)

With window to the front and radiator.

Bedroom 3 9' 10" x 6' 8" (3.00m x 2.02m)

With window to the rear and radiator.

Bathroom

With window to the rear, low level WC, wash hand basin and panelled bath with shower attachment. Radiator.

Outside

To the rear of the property there are enclosed, private gardens with extended patio area, lawn and flower/shrub borders. Outside light and water tap. A pedestrian door leads to the the garage.

Garage 17' 3" x 8' 7" (5.25m x 2.62m)

With up and over garage door, pedestrian side door and additional power/light connected. The garage has been lined internally with a work bench and shelving fitted.

Agents Note

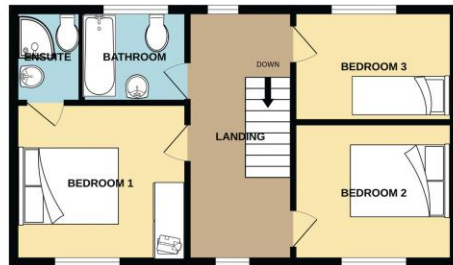
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.



GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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