



Villbarie

Newtown, Langport, TA10 9SE

George James PROPERTIES

EST. 2014

# Villbarie

Newtown, Langport, TA10 9SE

Guide Price - £335,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Villbarie is a beautifully presented modern detached house. The well designed accommodation comprises entrance hall, fully fitted stylish kitchen/dining room with French doors opening to the private South facing gardens. There is also a WC and double aspect sitting room. All the ground floor main windows are fitted with high quality louvered shutters. To the first floor there are three bedrooms and family bathroom. The main bedroom has an en-suite shower room. Outside there are South facing part walled gardens and off road parking.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band D. Gas fired central heating to radiators.

## 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.

## what3words

///junior.rejoins.choice

## Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator and stairs leading to the first floor.

## Sitting Room 18' 5" x 10' 3" (5.62m x 3.12m)

This double aspect room has a large bay window to the side and window to the front. Two radiators.



**Kitchen/Dining Room** 18' 5" x 11' 6" (5.62m x 3.51m)

Double aspect room with a window to the front and side along with French doors to the garden. Modern stylish fully fitted kitchen incorporating fridge freezer, washing machine and dishwasher. There is also a Bosch electric oven, four ring gas hob with glass splashback and stainless steel extractor hood. A wall unit houses a gas fired combination boiler providing hot water and central heating. There is a useful built in understairs storage cupboard.

**WC**

With low level WC and wash hand basin. Radiator.

**Landing**

With window to the rear, access to loft space and built in airing cupboard with shelving.

**Bedroom 1** 11' 7" x 10' 8" (3.53m x 3.25m)

With windows to the front and side. Built in mirror fronted double wardrobe. Radiator.

**En-Suite Shower Room**

With window to the front, bathroom suite comprising low level WC, wash hand basin and large shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 2** 10' 1" x 8' 2" (3.07m x 2.50m)

With window to the front, built in mirror fronted double wardrobe. Radiator.

**Bedroom 3** 7' 11" x 7' 10" (2.41m x 2.40m)

With window to the side and radiator.

**Family Bathroom**

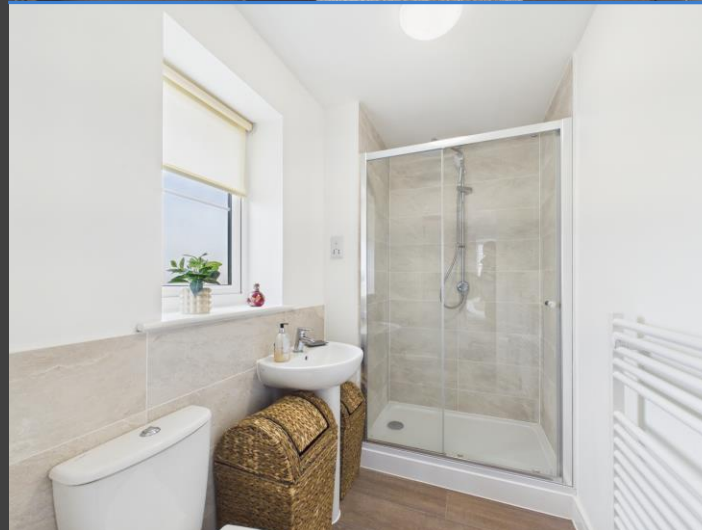
With window to the side, bathroom suite comprising low level WC, wash hand basin and panelled bath. Heated ladder towel rail.

**Outside**

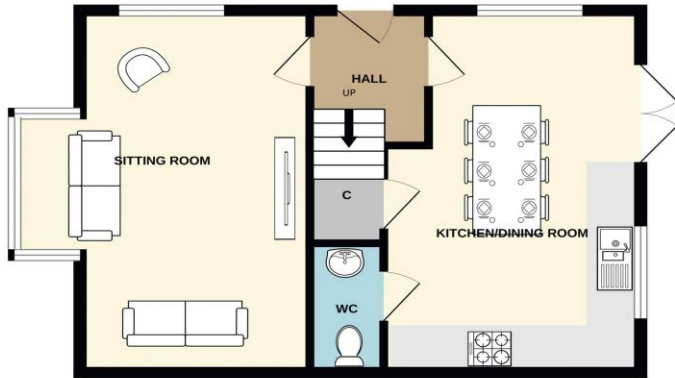
The front of the property is bordered by a low hedge with path leading to the front door. From the rear of the house there is access to a private driveway with off road parking. From here a pedestrian gate leads to the enclosed, private garden which is part walled and mainly laid to lawn with well presented flower and shrub beds. There is a patio area with fitted awning.

**Garden Shed** 9' 10" x 8' 2" (3.00m x 2.50m)

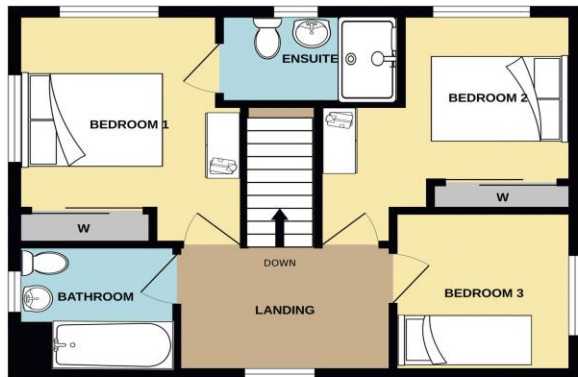
A modern metal garden storage shed/workshop.



GROUND FLOOR  
44.6 sq.m. approx.



1ST FLOOR  
42.4 sq.m. approx.



TOTAL FLOOR AREA : 87.0 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         | 95        |
| 81-91                                       | B | 84                      |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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