

# £245,000

*At a glance...*

| | |
|---|---|
| | 3 |
| | 2 |
| | 1 |
| EPC | C |
| COUNCIL TAX | C |

holland & odam

10 Broadmeads
Langport
Somerset
TA10 9RJ


**TO VIEW**

Market Place, Somerton
Somerset, TA11 7NB

**01458 785100**

**somerton@hollandandodam.co.uk**



## Directions

From the Market Place in Somerton, follow West Street and bear left at the mini roundabout onto Langport Road. At the next roundabout, take the third exit onto Somerton Road. Turn right at Shires Garage and immediately left into Broadmeads.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

## Tenure

Freehold







## Location

Huish Episcopi is a village on the outskirts of Langport, 4 miles south west of Somerton. There are good recreational facilities and schools for all ages, church and local pub. Linked with Langport town, which is an ideal place to explore on foot, bike or water along the stunning River Parrett and a popular spot for paddle boarding, kayaking and swimming, with a number of pontoons added to assist users over the spring/summer period. For a small town, there is a comprehensive range of amenities including a number of independent shops, bakeries and cafes, takeaway restaurants, butchers, supermarket and pubs. There are also a vets in town, dentist and doctors surgeries, garages and petrol station. Well positioned for A303 and M5 and the nearest train stations are in Taunton & Yeovil with direct links to Paddington & Waterloo.

## Insight

NO ONWARD CHAIN ~ An excellent opportunity to purchase this three bedroom terraced home, offered to the market with the significant advantage of no onward chain, making it an ideal choice for buyers looking for a straightforward purchase.

Conveniently situated within easy reach of local amenities, the property offers well proportioned accommodation comprising a living room, kitchen/diner, ground floor cloakroom, three bedrooms and a family bathroom.

Further benefits include off road parking, gas central heating and double glazing throughout. With no onward chain complications, this property presents a fantastic opportunity for first time buyers, families or investors alike.

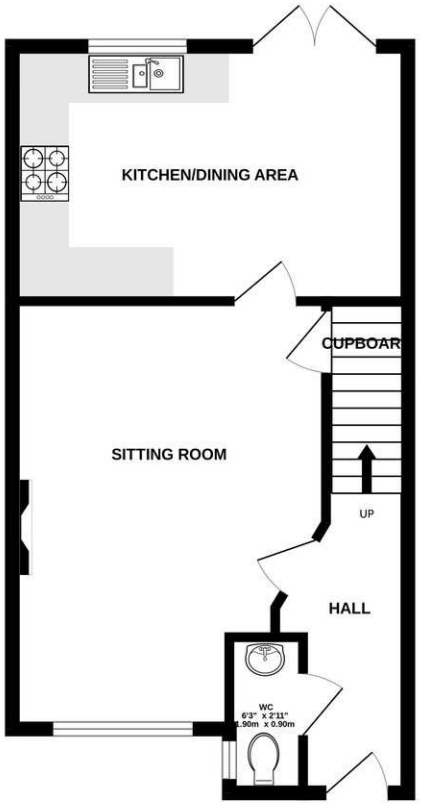
- NO ONWARD CHAIN
- Three Bedroom Terraced Home
- Spacious Living Room and Kitchen/Diner
- Ground Floor Cloakroom and Family Bathroom
- Off Road Parking, Gas Central Heating and Double Glazing
- Ideal First Time Buy, Family Home or Investment Opportunity



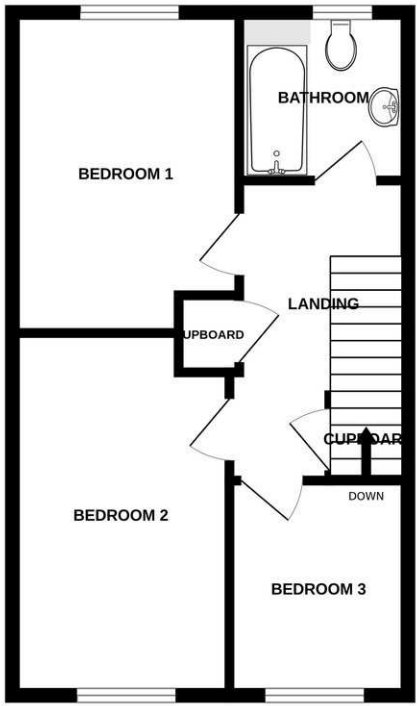




GROUND FLOOR




1ST FLOOR




10 BROADMEADS

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.
Made with Metropix ©2026

**DISCLAIMER**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.