



£260,000

At a glance...



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**holland
& odam**

4 Kelways Cottages
Iris Way
Huish Episcopi
Langport
Somerset
TA10 9EF

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 and first right into Peony Road. Follow the road to the T junction and turn right on Iris Way. For viewing purposes, please park on the large open space shortly on your left hand side. Keeping to the left, the property can be found on your left hand side, indicated by our sign.

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

Built by C J Fry & Son in 2015, this attractive semi-detached home occupies a particularly desirable position within the development, enjoying an open outlook across greenspace and an attractive wooden children's play area.

Well presented throughout and benefiting from gas-fired central heating and double glazing, the accommodation is ideally suited to modern family living. The welcoming entrance hall provides access to a convenient cloakroom/WC and a good size living room. To the rear of the property is a spacious kitchen/dining room, offering ample space for both everyday living and entertaining, with direct access to the enclosed rear garden.

On the first floor, there are three bedrooms comprising two generous doubles and a comfortable single bedroom, all served by a modern family bathroom.

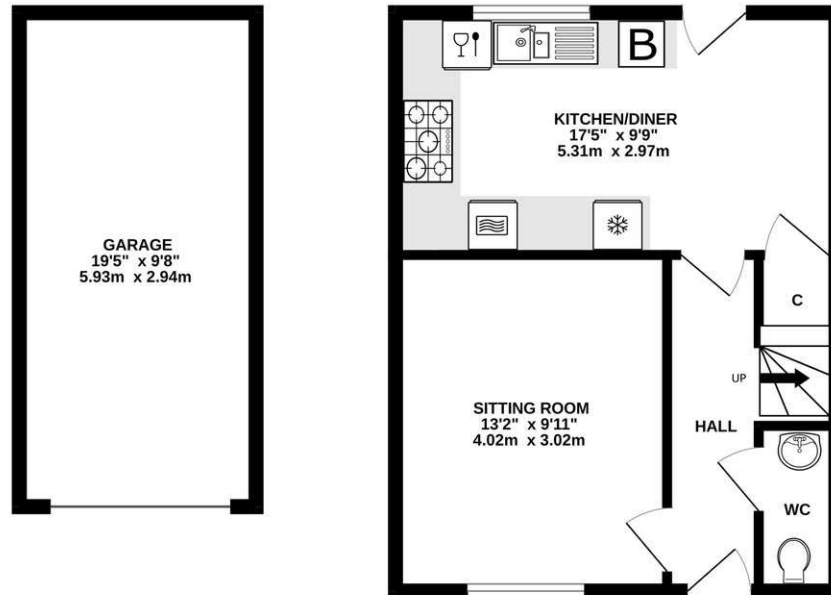
Outside, the rear garden is fully enclosed by timber fencing, creating a safe and private environment for children and pets. Designed with ease of maintenance in mind, the garden is predominantly laid to artificial lawn and benefits from a pedestrian gate providing access to the garage and parking.

Combining a sought after location with practical, low maintenance accommodation, this is an excellent opportunity for first-time buyers, young families or those looking to downsize.

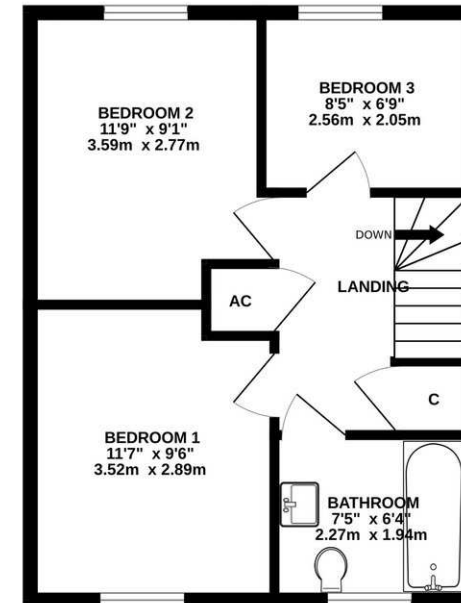
- Built in 2015 - No Estate Management Charges
- Spacious kitchen/dining room with direct garden access
- Good size sitting room and convenient ground floor cloakroom/WC
- Three bedrooms, including two generous doubles
- Modern family bathroom, gas central heating and double glazing throughout
- Fully enclosed, low-maintenance rear garden with artificial lawn
- Garage and parking to the rear



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.4 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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