



11 Hamdown Court
Langport, TA10 9EB

GeorgeJames PROPERTIES
EST. 2014

11 Hamdown Court

Langport, TA10 9EB

Guide Price - £330,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

11 Hamdown Court is an attractive double fronted semi-detached natural stone house. The house is well placed on the edge of this development with views across neighbouring countryside. The house offers comfortable family accommodation including large 'L' shaped sitting room/dining room, hallway with cloakroom, fitted kitchen and utility room. The property has had the addition of a garden roof with insulated room and heating. To the first floor there are three bedrooms and bathroom, the main bedroom has an en-suite shower room. Outside there are well kept gardens, off road parking and garage.

Amenities

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

Services

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

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Entrance Hall

With radiator and stairs leading to the first floor.

WC

With window to the front, low level WC and wash hand basin. Radiator.

Sitting Room/Dining Room 20' 2" max x 16' 7" max (6.15m max x 5.05m max)

This large 'L' shaped double aspect room has two radiators and windows to the front and side.



Kitchen 12' 6" x 7' 8" (3.80m x 2.33m)

With window to the rear, range of base and wall mounted units with one and half bowl sink. Built in eye level oven and microwave, fridge freezer, dishwasher and four ring gas hob with extractor over. Opening to the garden room.

Utility

With window, space for washing machine and tumble dryer. Wall mounted gas boiler.

Garden Room 12' 8" x 9' 8" (3.87m x 2.94m)

This large garden room has French doors opening to the garden, underfloor heating and radiator. The roof has been insulated allowing for this room to be used all year round.

Landing

With window to the front, radiator and built in airing cupboard.

Bedroom 1 9' 6" x 10' 6" (2.90m x 3.19m)

With window to the side, radiator and range of fitted wardrobes.

En-Suite Shower Room

With low level WC, vanity wash hand basin and shower cubicle with mains shower. Heated towel rail.

Bedroom 2 10' 6" x 8' 10" (3.21m x 2.70m)

This bright double aspect room has windows to the front and side. Radiator and built in double wardrobe.

Bedroom 3 8' 3" x 7' 1" (2.51m x 2.15m)

With window to the side and radiator.

Bathroom 8' 11" x 4' 9" (2.71m x 1.46m)

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

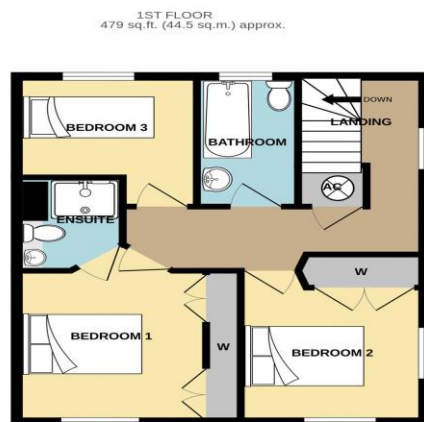
Outside

The enclosed rear garden is beautifully landscaped with well maintained flower and shrub borders, patio and path with gate leading to the garage and parking area. From the garden there are attractive countryside views.

Garage

Single garage with up and over garage door, power and light connected. Rear pedestrian door leads to the garden.





TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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