



10 Newtown Park
Langport, TA10 9TF

George James PROPERTIES
EST. 2014

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Langport, TA10 9TF

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Very well presented and offering flexible accommodation, this semi-detached chalet bungalow is ideal for a variety of buyers, with the option of up to four bedrooms depending on how the space is used. The property is centred around a fantastic open-plan kitchen/dining room, providing a modern and sociable space for everyday living. There is also a generous sitting room, ground floor bathroom, first floor en-suite to the main bedroom and a useful upstairs utility room. Further benefits include a modern air source heat pump heating system, driveway parking and a low-maintenance rear garden with a shed. Located within a popular residential area of Langport, this well-presented home offers practical and versatile living accommodation throughout.

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 electricity, water and drainage connected. Heating via modern air source heat pump to radiators. Council tax band C.

What3words

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Entrance Hall

A bright, welcoming entrance hall with understairs cupboard and stairs to first floor.

Sitting Room 17' 4" x 12' 10" (5.29m x 3.91m)

With window to front, two radiators, modern electric fireplace.

Bedroom 2/Study 16' 9" x 8' 11" (5.11m x 2.71m)

With window to front, radiator, built in storage space.



Bedroom 3 13' 1" x 8' 11" (4m x 2.71m)

With window to rear, radiator, built in wardrobe.

Downstairs Bathroom

With frosted window to side, ladder radiator, vanity sink, close coupled WC, whirlpool bath with shower over.

Kitchen/Diner 19' 7" x 17' 4" (5.97m x 5.29m)

With French doors to rear garden, windows to rear, radiator, space for fridge/freezer, matching wall and base units with Belfast sink with drainage space, integrated oven & grill, induction hob with extractor over, island with additional storage.

First Floor Landing

With skylight and deep storage space/reading area.

Bedroom 1 19' 5" x 9' 1" (5.92m x 2.78m)

With window to rear, skylight to front, two radiators, two fitted wardrobes, three storage cupboards.

Ensuite Bathroom

With frosted window to rear, ladder radiator, vanity sink, close coupled WC, whirlpool bath with shower over.

Bedroom 4 11' 2" x 8' 1" (3.41m x 2.47m)

With window to rear, radiator, built in wardrobe.

Utility Room 8' 9" x 7' 8" (2.66m x 2.33m)

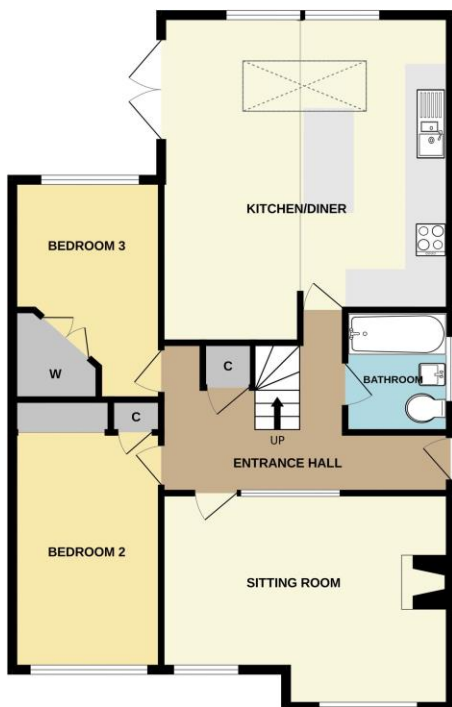
Currently used as a utility, but would make a handy study if required. With skylight to front, radiator.

Outside

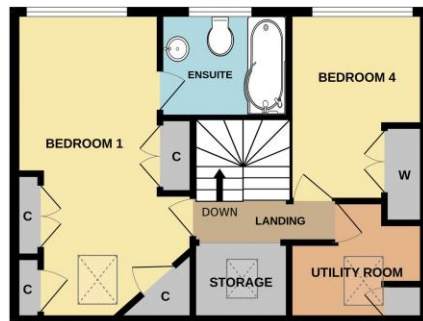
To the front is driveway parking for several cars, low maintenance patio with access to the rear garden. The rear garden is laid for ease of maintenance with a patio, stone shingle and decking. There is external plug sockets and a storage shed.



GROUND FLOOR



1ST FLOOR



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		
81-91	B		
69-80	C	74	80
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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