



Lanacre

5 Courthay Orchard, Langport, TA10 9AE

George James PROPERTIES
EST. 2014

Lanacre

5 Courthay Orchard, Langport, TA10 9AE

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Lanacre is a good size detached bungalow situated within this popular village between Somerton and Langport. The bungalow offers excellent accommodation including large sitting room opening to a dining room, kitchen and conservatory. There are three bedrooms and shower room. Outside there is ample off road parking and driveway leading to a garage with access to the large west facing gardens.

Amenities

The small village of Pitney lies between Somerton and Langport with its own local church, village hall, farm shop and traditional pub. The nearest primary schools are at High Ham or Somerton and the well known Huish Episcopi Academy and Sixth Form in Langport. Somerton and Langport both offer a good level of local amenities including shops, bank, post office, library, doctors and dentist surgeries and free parking there are also several public houses and restaurants.

Services

Mains water, drainage and electricity are all connected. Council tax band D.

what3words

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Entrance Porch

Entrance door leads to the entrance porch with door to the entrance hall.

Entrance Hall

With built in cupboard and built in airing cupboard housing the hot water cylinder. Access to the loft space with ladder, light and part boarding.

Kitchen 11' 10" x 8' 10" (3.60m x 2.70m)

Opening to the conservatory. Range of base and wall mounted kitchen units with one and a half bowl sink unit and mixer tap. Built in eye level double oven and space for fridge freezer, washing machine and dishwasher.

Conservatory 11' 10" x 5' 1" (3.60m x 1.54m)

With patio doors leading to the garden.



Sitting Room 25' 1" x 11' 10" max (7.64m x 3.60m max)
With large window to the front and round window to the rear. Two radiators and open fire.

Dining Room 12' 0" x 11' 6" (3.66m x 3.50m)
With window to the rear and radiator.

Bedroom 1 12' 2" x 9' 1" (3.72m x 2.77m)
With window to the rear and radiator.

Bedroom 2 10' 2" x 9' 0" (3.10m x 2.74m)
With window to the front and radiator. Range of Chameleon fitted wardrobes, bedside units and chest of drawers.

Bedroom 3 8' 10" x 7' 4" (2.70m x 2.24m)
With window to the front and radiator.

Shower Room 8' 11" x 5' 9" (2.73m x 1.74m)
With window to the rear. Low level WC, wash hand basin and shower cubicle with electric shower. Radiator.

Outside

Vehicular gates lead to a large parking area with driveway to the side leading to the garage. Pedestrian gate leads to the rear garden.

Garage 19' 2" x 11' 10" (5.83m x 3.61m)

This oversize single garage has an up-and-over garage door with power and light connected. A side pedestrian door leads to the rear garden.

The large rear garden is mainly laid to lawn with patio area and various flower/shrub borders. Outside water tap and light. There is a greenhouse and large timber summer house with power connected. The garden offers a good degree of privacy and is south west facing.



GROUND FLOOR
94.4 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

TOTAL FLOOR AREA : 94.4 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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