

Symonds
& Sampson

11 Langdons Way

Tatworth, Chard, Somerset

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Tatworth
Chard
Somerset TA20 2TH

An immaculate three storey home offering flexible accommodation with large kitchen/family room, ideal for modern family living with the benefit of no onward chain.



- Three storey house design
 - Recently redecorated
- Flexible living accommodation
- Highly energy efficient home
- Stunning kitchen/ Family room
- Two ensuites & family bathroom
 - External EV charging point
 - Pretty landscaped gardens
 - Close to village amenities

Guide Price **£399,950**

Freehold

Axminster Sales
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THE PROPERTY

This highly desirable townhouse offers close to 2000 sq ft of accommodation (including garage), set over three floors. The property was constructed in 2018 and has been freshly redecorated and is offered to the market in show home condition. Due to the nature of the architects' design, 11 Langdons Way offers generous accommodation as well as a great deal of flexibility. Buyers could easily arrange the property with up to five bedrooms or use these rooms as additional reception space and home office. The property is light and airy throughout, and features gas fired central heating, mains wired smoke alarms and fitted shutters to most rooms.

ACCOMMODATION

The property is entered from the main entrance into the ground floor where you will find a cloakroom and the sellers study. This then opens into a delightful dual aspect sitting room with bi folding doors and a contemporary wood burning stove. The lower ground floor is flooded with natural light where the kitchen/family room feels like the hub of the home. Around the well appointed kitchen is a generous dining area, separate utility room and walk in pantry. Bi folding doors lead out to the garden. The owners snug adjoins this kitchen but could easily be used as a further bedroom as it features an en suite shower room. To the first floor are three well portioned double bedrooms

and family bathroom. The master suite has built in wardrobes and a further shower room.

OUTSIDE

To the front of the property is a low maintenance gravelled garden beside the driveway and garage. Gated side access leads down to an attractive landscaped rear garden. The garden is well enclosed with large patio seating area, established raised beds, garden shed and fruit trees.

SITUATION

The property forms part of a colourful street scene set centrally within the village. Tatworth/South Chard is some 3 miles to the southwest of Chard and 5 miles to the north of Axminster. The village offers a good range of local amenities, bus links, primary school, small supermarket/post office shop, public inn and church. Sporting facilities are available at the playing fields, including football, tennis, and croquet. Chard caters for all daily needs with a choice of major supermarkets, smaller retailers, educational and leisure facilities, and the traditional market town of Axminster benefits from an intercity rail service (London Waterloo). The county town of Taunton is some 16 miles to the north with access to the M5 motorway and the World Heritage Jurassic Coast is within 10 miles at Lyme Regis.

DIRECTIONS

What3Words
///producing.films.tabs

SERVICES

Mains electric, gas, water and drainage.
Broadband - Superfast broadband available.
Mobile Network Coverage - Mobile coverage is available in the area. Please refer to Ofcom's website for further details.
Source - Ofcom.org.uk

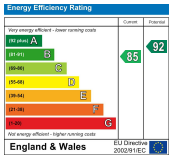
LOCAL AUTHORITY

South Somerset Council, Tel: 01460 462462
Council Tax Band E

MATERIAL INFORMATION

- 1.) The area around the property is at very low risk of flooding from rivers and seas.
- 2.) The footpath running along the northern boundary belongs to the property.





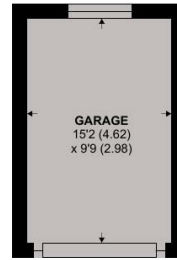
Langdons Way, Tatworth, Chard

Approximate Area = 1830 sq ft / 170 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1978 sq ft / 183.7 sq m

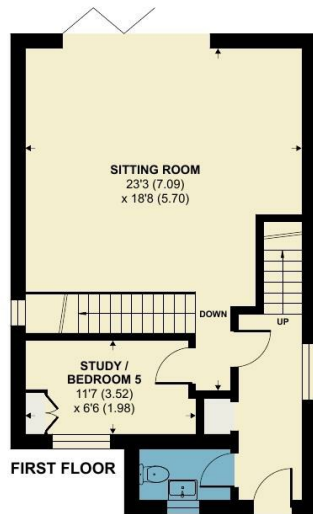
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GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Symonds & Sampson. REF: 1435468



Axm/RS/2.4.26



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