



16 Portland Road
Langport, TA10 9QX

George James PROPERTIES
EST. 2014

16 Portland Road

Langport, TA10 9QX

Guide Price - £320,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

16 Portland Road is a well thought out and versatile detached bungalow, situated in the popular village of Huish Episcopi, close to Langport. The property is entered through an entrance porch into the living room, which has bedroom two off it. There is a stylish shower room with separate WC, two further bedrooms and a good sized kitchen/diner. The property continues with a conservatory and a covered seating area, taking advantage of the stunning countryside paddock views. The low maintenance rear garden is ideal for soaking up these views, with a potting shed, craft room and entrance to the single garage with electric roller door.

Amenities

Situated within the popular cul-de-sac of Portland Road with in Huish Episcopi. The bungalow back on to open farmland. Langport town centre offers an excellent range of everyday amenities including a selection of shops, Tescos supermarket, churches, 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 gas, electricity, water and drainage are connected. Council Tax Band C. There are solar panels providing income to the property.

what3words

///hairstyle.feed.acclaim

Entrance Porch

With window to front, opening to living room.

Living Room 11' 1" x 10' 4" (3.37m x 3.15m)

With window to side.

WC

With window to side, heated ladder radiator, vanity sink, low level WC.

Hallway

With airing cupboard, access to attic.



Bathroom 9' 5" x 4' 11" (2.87m x 1.5m)

With window to side, radiator, heated ladder radiator, double length shower enclosure, close coupled WC, sink.

Kitchen/Diner 13' 5" x 9' 5" (4.08m x 2.88m)

With window to side, sliding doors to rear, pantry cupboard, one and a half sink with drainer, space for dishwasher, washing machine and tumble driver, freestanding electric oven, gas hob with extractor over, space for under counter fridge/freezer.

Conservatory 11' 4" x 10' 9" (3.45m x 3.28m)

With windows making the most of the lovely view, French doors to covered seating area.

Bedroom One 11' 10" x 10' 0" (3.60m x 3.06m)

With window to rear, radiator, fitted wardrobes and drawers.

Bedroom Two 10' 7" x 10' 4" (3.22m x 3.15m)

With window to front, radiator.

Bedroom Three 9' 11" x 8' 7" (3.01m x 2.62m)

With window to side, radiator, fitted wardrobe.

Outside

To the front, an attractive fence leads to a pretty lawn, with pathway to the front door. A long driveway leads to the single garage. The rear garden is laid to patio for ease of maintenance and includes craft room, shed and potting shed. There are lovely views over neighbouring countryside.

Garage 17' 3" x 9' 5" (5.26m x 2.88m)

With electricity, lighting and power. Electric roller door and personal door to the rear garden.



GROUND 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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1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153
email: somerton@georgejames.properties
www.georgejames.properties



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