



11, Badger Close
Newtown, Langport, TA10 9FJ

George James PROPERTIES
EST. 2014

11, Badger Close

Newtown, Langport, TA10 9FJ

Guide Price - £480,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A brand new detached house forming part of this exclusive, quality development. The house has been finished to an exceptionally high standard with good attention to detail throughout. Constructed of red brick elevations under a pitched slate roof. The large wonderful open plan kitchen/family room and the sitting room both have bi-folding doors to the garden. Four double bedrooms to the first floor with bathroom and en-suite shower room to bedroom one. The property has a double width drive leading to the large garage with utility area, there are also good size walled lawned garden. Please note that photographs shown are from a similar house on the same site.

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.

Warranty

10 year LABC warranty

Services

Mains water, drainage, gas and electricity are all connected. Superfast Fibre Broadband connected to the property. There is underfloor heating to the ground floor rooms with radiators to the first floor.

Entrance Hall

Entrance door with attractive portico leading to the entrance hall with underfloor heating, stairs leading to the first floor and understairs storage cupboard. Further cupboard housing the boiler.

WC

With window to the rear, tiled floor, low level WC and wash hand basin with vanity cupboards under.



Sitting Room 23' 0" x 11' 11" (7.02m x 3.64m)

With modern sash style window to the front, bi-folding doors to the rear garden and underfloor heating.

Kitchen/Family Room 23' 0" x 10' 9" (7.02m x 3.27m)

A large open plan room with bi-folding doors leading to rear garden. The fitted kitchen comprises a range of base and wall mounted units with peninsular unit and breakfast bar. Sink unit with mixer tap. Fitted appliances include washing machine, fridge freezer, dishwasher, double oven and five ring hob with glass extractor hood over.

Landing

With access to the loft space, roof window offering natural light and radiator.

Bedroom 1 12' 1" x 11' 5" (3.68m x 3.48m)

With modern sash style window to the rear and radiator. Two built in wardrobes.

En-suite Shower Room

With window to the rear, low level WC, wash hand basin with vanity cupboard under and heated mirror with light. Large shower cubicle with mains rain head shower with hand held controllable shower head. Heated ladder towel rail.

Bedroom 2 11' 10" x 10' 8" (3.60m x 3.26m)

With window to the rear and radiator.

Bedroom 3 10' 11" x 10' 6" (3.32m x 3.21m)

With window to the front and radiator.

Bedroom 4 8' 9" x 8' 11" (2.66m x 2.72m)

With window to the front and radiator.

Bathroom

With modern sash style window to the front, low level WC, wash hand basin with vanity cupboards under and heated mirror with light. Panelled bath and large shower cubicle with mains rain head shower and hand held controllable shower head. Heated ladder towel rail.

Outside

A double width driveway to the side of the house leads to the garage. A pedestrian gate give access to the rear garden.

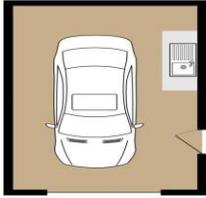
Garage/Utility Area

With up and over garage door, power and light connected. This larger than average garage incorporates a utility area with space and plumbing for washing machine and tumble dryer.

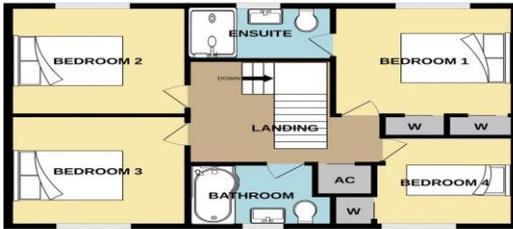
The walled rear garden has a generous patio area, outside tap and light. Lawned garden with flower/shrub borders.



GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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