



29 Barrymore Close  
Langport, TA10 9TD

George James PROPERTIES

# 29 Barrymore Close

Langport, TA10 9TD

Guide Price - £185,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

A modern well presented end of terrace house with accommodation comprising entrance porch, sitting room, modern kitchen and utility area. To the first floor there are two bedrooms and a modern bathroom. Outside there is a good size front garden, garden to the rear with a gate leading to a garage in a block with parking space.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band B.

## Entrance Porch

Part glazed entrance door leads to the porch with door to the sitting room.

## Sitting Room 16' 1" x 13' 5" (4.89m x 4.09m)

With window to the front, two radiators and stairs leading to the first floor.

## Kitchen 13' 4" x 7' 0" (4.06m x 2.13m)

With window and door to the rear. Modern fitted kitchen with range of base and wall mounted units with work surfaces over. Built in electric oven with four ring electric induction hob and stainless steel extractor hood over. One and a half bowl sink unit with mixer tap, built in dishwasher and space for fridge freezer.

## Utility Area/Conservatory 13' 4" x 6' 1" (4.06m x 1.86m)

With door to the garden, range of fitted units with sink unit and space for washing machine.

## Landing

With access to the loft space with built in ladder, power point and fully boarded. Built in cupboard housing gas combination boiler providing hot water and central heating.

## Bedroom 1 10' 8" x 9' 11" (3.25m x 3.03m)

With window to the front and radiator. With fixed range of wardrobes and built in storage cupboards with shelving.

## Bedroom 2 11' 5" x 7' 1" (3.49m x 2.15m)

With window to the rear and radiator.



**Bathroom 6' 2" x 6' 3" (1.88m x 1.90m)**

With window to the rear, newly fitted bathroom suite comprising low level WC, wash hand basin and panelled bath with shower over. Heated towel rail and mirror fronted medicine cabinet.

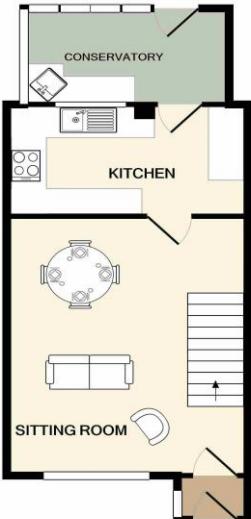
**Outside**

A pedestrian gate leads to the good size front garden with various mature shrubs and side access leading to the rear. The rear garden has a patio area and flower/shrub beds, a path leads to a rear gate and path to the garage.

**Garage**

Situated in a block accessed from the rear garden with parking space in front and up and over garage door.

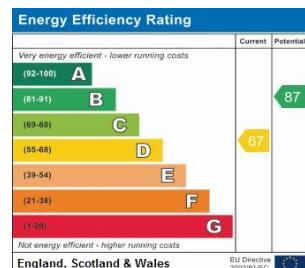




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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