



65 Fern Road  
Langport, TA10 9BU

GeorgeJames PROPERTIES  
EST. 2014

# 65 Fern Road

Langport, TA10 9BU

Guide Price - £299,500

Tenure – Freehold

Local Authority – Somerset Council

## Summary

65 Fern Road is a well presented detached modern semi-detached house. Built in 2015 by CJ Fry the house is presented in good order with accommodation including entrance hall with WC, sitting room and large kitchen/dining room. to the first floor there are three bedrooms and family bathroom, the main bedroom has its own ensuite shower room. Outside there is a driveway to the rear with garage, greenhouse and shed, there are private gardens to the rear.

## 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.

## Services

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

## Entrance Hall

Part glazed door leads to the entrance hall, with stairs to first floor, under stairs cupboard and radiator.

## WC

Low level WC, wash hand basin and radiator.

## Sitting Room 16' 2" x 9' 11" (4.93m x 3.03m)

With window to front and two radiators.

## Kitchen/Dining Room 17' 6" x 12' 5" (5.33m x 3.78m)

With window to rear, part glazed door leading to the garden. A range of base and wall mounted kitchen units with a range of fitted appliances, including washing machine, dishwasher and fridge/freezer. Eye level AEG double oven and five ring gas hob with stainless steel extractor hood over, one and half bowl sink unit with mixer tap. Cupboard housing gas boiler providing domestic hot water and central heating.



## Landing

With built in airing cupboard with electric heater and further storage cupboard.

## Bedroom 1 11' 11" x 10' 3" (3.63m x 3.13m)

With window to rear, radiator and a range of fitted Wardrobes and dressing table.



## En-suite Shower room

With window to side, low level WC, wash hand basin, and shower cubicle with electric shower, ladder heated towel rail.

## Bedroom 2 11' 0" x 10' 0" (3.35m x 3.05m)

With window to front and radiator.

## Bedroom 3 9' 6" x 6' 11" (2.90m x 2.10m)

With window to rear and radiator.

## Bathroom

With window to front, low level WC, wash hand basin, 'P' shaped panelled bath with mains shower over and screen, heated ladder towel rail.

## Outside

A driveway to the rear of the property offers off road parking with garden area, greenhouse and timber garden shed.

## Garage 19' 4" x 10' 1" (5.90m x 3.07m)

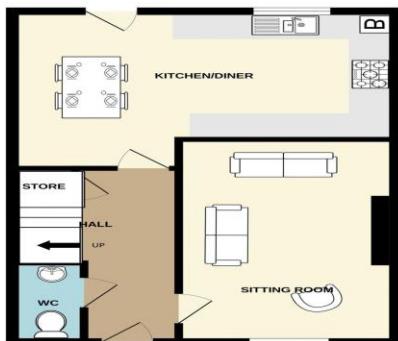
With up and over garage door power and light.

## Garden

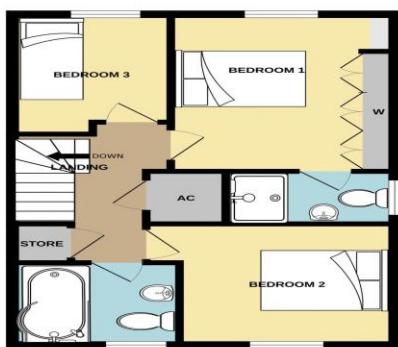
From the driveway a pedestrian gate leads to the rear garden which is fully enclosed and offers a good degree of privacy, with Pergola, raised beds and patio area, outside water tap.



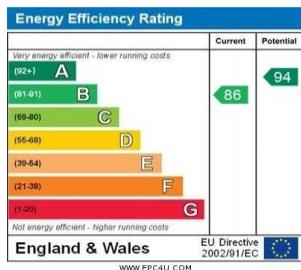
GROUND FLOOR



1ST 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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon by 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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