



George James
PROPERTIES
EST. 2014
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FOR SALE

2 Sutton Mews
Langport Road, Langport, TA10 9NX

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Guide Price - £260,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

2 Sutton Mews is a stone fronted modern cottage style middle terrace property requiring general updating throughout. The accommodation is over three floors with entrance hall, WC, kitchen/breakfast room and sitting room on the ground floor, two bedrooms and bathroom on the first floor and master bedroom with en-suite on the top floor. Outside there are gardens to the rear with access to private allocated parking.

Amenities

Sutton Mews is situated within the sought after village of Long Sutton. The village lies approximately 3 miles South East of Langport and mostly consists of individual properties. Facilities include the village hall, shop and post office, café, church and the well patronised Long Sutton Golf Club. The Devonshire Arms is a popular pub/hotel and there are numerous walks to be enjoyed in nearby woods, along the river and across the moors. The village has a much respected Primary School that has a Breakfast Club, plus an after School Club for pupils.

Services

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

Entrance Hall

Entrance door leads to the entrance hall with radiator and stairs to the first floor with open understairs area.

WC

With low level WC, wash hand basin and radiator.

Kitchen/Breakfast Room

13' 11" x 6' 11" (4.24m x 2.12m)
With window to the front, radiator and range of base and wall mounted units. Built in electric oven and four ring gas hob with extractor hood over. Space for washing machine, dishwasher and fridge freezer.

Sitting Room

13' 9" x 11' 6" (4.19m x 3.51m)
With window to the rear and French doors to the garden Radiator.

Landing

With stairs to the second floor and radiator.



Bedroom 2 13' 9" x 8' 8" (4.19m x 2.64m)

With two windows to the rear. Radiator.

Bedroom 3 10' 10" x 7' 3" (3.29m x 2.20m)

With window to the front and radiator.

Bathroom 7' 4" x 5' 8" (2.24m x 1.73m)

With low level WC, wash hand basin and panelled bath. Radiator.

Master Bedroom 15' 7" x 10' 4" (4.76m x 3.15m)

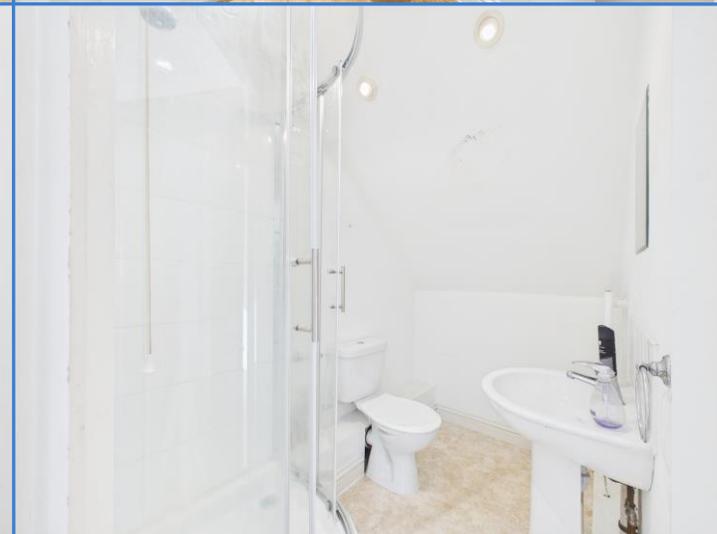
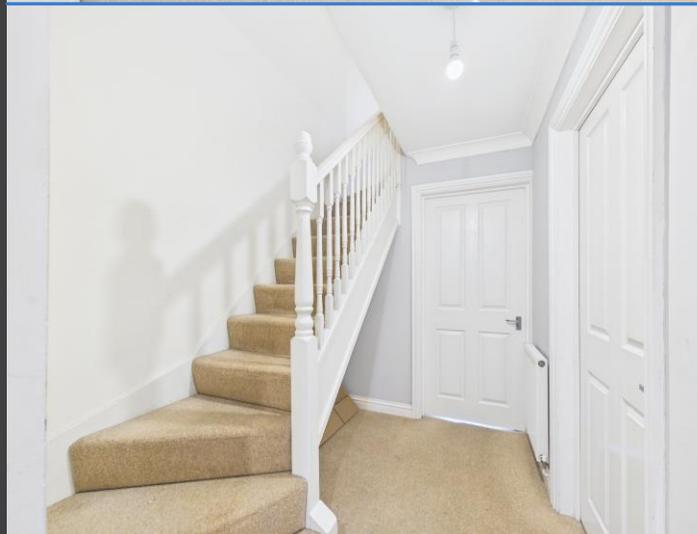
With roof windows to the front and rear. Radiator.

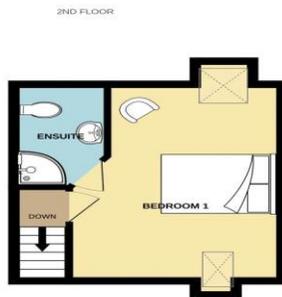
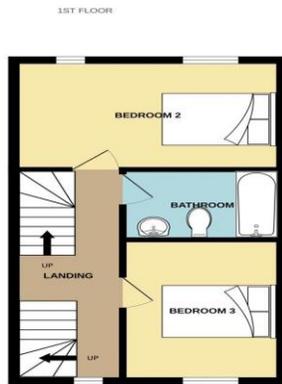
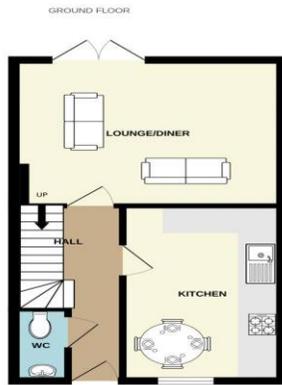
En-Suite Shower Room

With low level WC, wash hand basin and corner shower cubicle with mains shower. Ladder towel rail.

Outside

The rear garden has a patio area and is laid to lawn with timber garden shed. A gate leads to the rear car park where there is allocated parking.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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