



36 Bishops Drive  
Langport, TA10 9HW

GeorgeJames PROPERTIES



# 36 Bishops Drive

Langport, TA10 9HW

Guide Price - £339,950

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

36 Bishops Drive is a good size detached family house situated in a quiet cul-de-sac with views over the cricket ground. The accommodation is arranged over two floors and comprises cloakroom, dining room, sitting room, kitchen and utility room on the ground floor with four bedrooms and shower room upstairs. Outside, the property offers both front and rear gardens, detached double garage and driveway parking. The property is also offered for sale with no forward chain.

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

## Entrance Hall

With radiator, stairs to first floor and understairs storage cupboard.

## Downstairs Cloakroom

With window to front, low level WC, wash hand basin and radiator.

## Sitting Room 20' 2" x 11' 8" (6.15m x 3.55m)

With window to front and patio doors to rear garden, two radiators and glass fronted wood flame effect fireplace.

## Dining Room 9' 10" x 9' 10" (3.00m x 3.00m)

With window to front, radiator and serving hatch to kitchen.

## Kitchen 10' 3" x 9' 10" (3.12m x 3.00m)

With window to rear, range of wall and base units with inset one and half sink/drain unit and mixer tap, space for dishwasher, built in four ring electric hob, built in oven and extractor hood.





**Utility Room** 5' 11" x 5' 2" (1.80m x 1.57m)

With part glazed door to rear garden and window to rear, wall mounted gas fired boiler, radiator and plumbing for washing machine.

**First Floor Landing**

With window to front, access to roof space and airing cupboard housing hot water cylinder.

**Bedroom One** 11' 11" x 10' 6" (3.62m x 3.20m)

With radiator and window to front with views over the cricket ground.

**Bedroom Two** 11' 10" x 9' 5" (3.60m x 2.86m)

With window to rear and radiator.

**Bedroom Three** 10' 7" x 10' 6" (3.23m x 3.19m)

With radiator and window to front with views over the cricket ground.

**Bedroom Four** 10' 6" x 9' 2" (3.20m x 2.80m)

With window to rear and radiator.

**Shower Room**

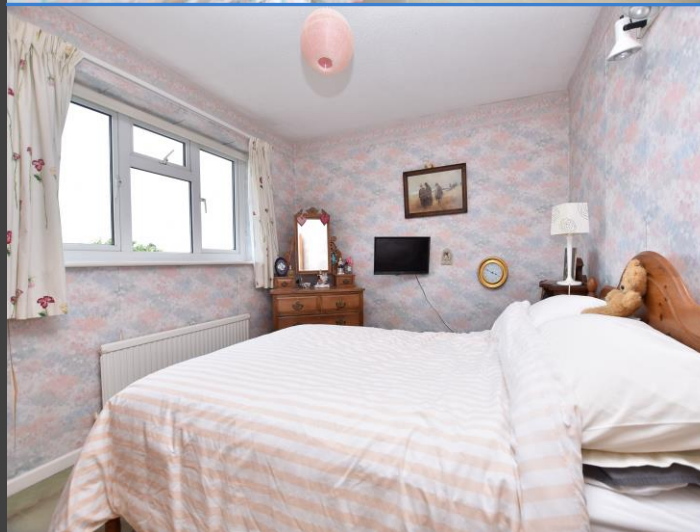
Wet room with window to rear, low level WC, vanity style wash hand basin with cupboards under and mirror fronted units over, shower area with screen and mains shower.

**Outside**

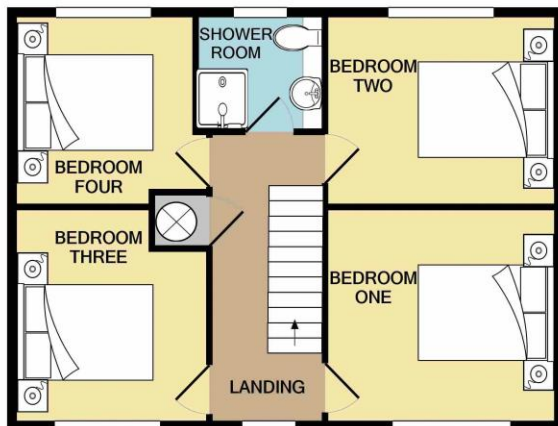
The property is approached via a vehicular driveway leading to the double garage. The front garden is laid to lawn with flower and shrub beds. A pedestrian gate gives access to the rear garden which has been mostly laid to patio with a raised vegetable garden and vine covered pergola. The garden continues to the rear of the garage where this is a timber potting shed.

**Double Garage** 17' 8" x 16' 8" (5.38m x 5.07m)

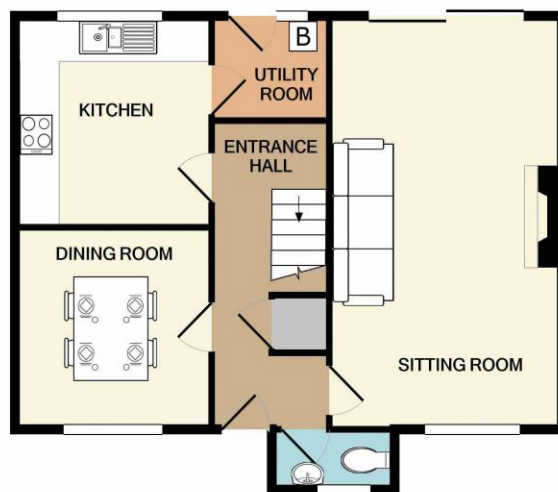
With two up and over garage doors, light, power and apex roof storage area.







1ST FLOOR  
APPROX. FLOOR  
AREA 555 SQ.FT.  
(51.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 573 SQ.FT.  
(53.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		62
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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