



12 Walnut Road
Langport, TA10 9TG

GeorgeJames PROPERTIES
EST. 2014

12 Walnut Road

Langport, TA10 9TG

Guide Price - £215,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

12 Walnut Road is a delightful end of terrace house, peacefully situated at the end of a popular cul-de-sac location in Newtown, on the outskirts of Langport. The property offers a through living/dining room, kitchen, garden room, with a side extension consisting of WC and utility room downstairs, with two bedrooms and a bathroom upstairs. What sets this property apart from others in the area is the generous plot and beautifully maintained front and rear garden, with pretty flower beds, lawns and a very well maintained raised bank, planted with flowers and bushes. There is a garage with electric up and over door, and the property is offered with no onward 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 and electricity connected. The property is heated by night storage heaters and benefits from a newly fitted (2025) electric consumer unit. Council Tax Band B.

what3words

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Entrance Hall

With night storage heater, stairs rise to first floor.

Living/Dining Room 23' 9" x 12' 6" (7.24m x 3.82m)

With windows to front and rear, two storage heaters, under stairs cupboard, fireplace with electric fire.



Kitchen 10' 3" x 7' 1" (3.12m x 2.15m)

With door to garden room, space for under counter fridge, matching wall and base units, eye level oven & grill, electric hob with extractor over, stainless steel sink with drainer.

Garden Room 9' 11" x 6' 8" (3.01m x 2.04m)

With door to rear garden, storage heater.

Utility Room 11' 4" x 7' 9" (3.45m x 2.36m)

Accessed via rear garden. With window to front, skylight, WC, worktop and cupboard space, stainless steel sink with drainer, space for washing machine & tumble dryer, space for freestanding fridge/freezer.

First Floor Landing

With frosted window to side, access to attic.

Bedroom One 13' 1" x 10' 6" (4m x 3.2m)

With window to front, storage heater, space for wardrobes.

Bedroom Two 10' 1" x 8' 1" (3.08m x 2.47m)

With window to rear, space for wardrobes.

Bathroom

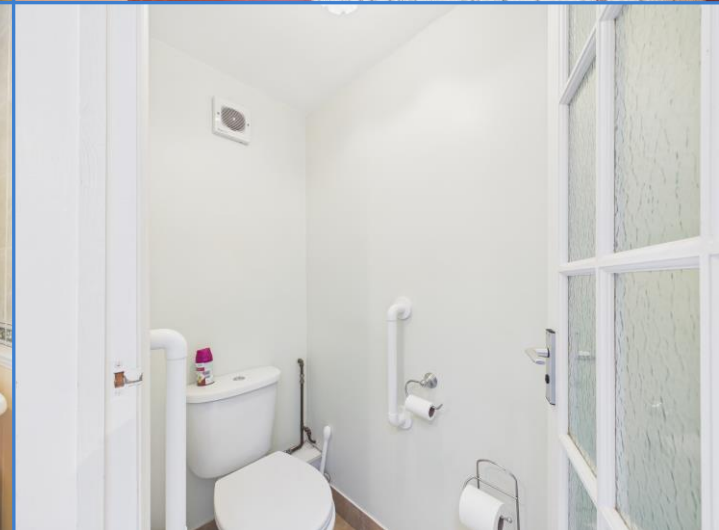
With frosted window to rear, heated ladder rail, sink, low level WC, bath with shower over.

Outside

The property is situated at the end of the cul-de-sac, therefore benefits from a generous front garden. There is a path to the front door and a side gate to the rear garden. Both gardens have a bank to the side which is beautifully planted with bushes and flowers. The rear garden is laid to lawn with a patio space, garden shed, tap, flowerbed borders, bin store, with a door to the garage.

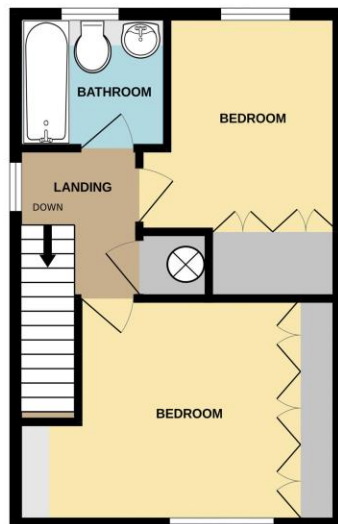
Garage

Accessed via Maple Road, the property benefits from a garage with electricity, lighting and an electric garage door.



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 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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