



39 Hamdown Court
Picts Hill, Langport, TA10 9EB

George James PROPERTIES
EST. 2014

39 Hamdown Court

Picts Hill, Langport, TA10 9EB

Guide Price - £310,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An extremely well presented modern end of terrace house offered with no onward chain and vacant possession. The property benefits from a stunning kitchen, garage and wonderful views from the rear garden. On the ground floor is a welcoming entrance hall, cloakroom, large sitting room, kitchen and great-sized conservatory. There are three bedrooms and a bathroom on the first floor. The rear garden is larger than average and has been recently landscaped, with access to the garage with driveway parking for two cars in front.

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 gas, electricity, water and drainage connected. Council Tax Band C.

what3words

///repeated.froze.corrosive

Agents Note

Images may include AI-enhanced illustrations and should be considered indicative only. Original, unedited photographs are available for inspection upon request.

Entrance Hall

Entrance door to hall with turned stairs to the first floor, under stairs storage cupboard and door to

Cloakroom

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



Sitting Room 20' 3" x 11' 2" max (6.17m x 3.4m max)

With window to front, two radiators, two wall light points, TV aerial and Satellite TV points and doors to

Kitchen 8' 4" x 7' 7" (2.53m x 2.31m)

With two windows to rear, recently fitted kitchen comprising range of base and wall units with work surfaces over, space and plumbing for washing machine, integrated dishwasher and fridge/freezer. Rangemaster with hob with extractor over. Sink with mixer tap.. Wall mounted Glow Worm gas boiler providing gas central heating to radiators and hot water.

Conservatory 12' 5" x 11' 8" (3.78m x 3.55m)

Half wall and UPVC construction with double doors leading to the garden, fan light opening windows, radiator and power and light.

Landing

With window to side, built in airing cupboard housing hot water cylinder and immersion, access to attic with drop down ladder, boarding and light, doors leading to

Bathroom

With window to front, bathroom suite comprising low level WC, pedestal wash hand basin and paneled bath with shower attachment and shower screen. Chrome ladder towel rail and extractor.

Bedroom 1 10' 12" max x 10' 0" (3.35m max x 3.05m)

With window to rear enjoying outstanding rural views. Built in double wardrobe and radiator.

Bedroom 2 9' 1" x 10' 10" (2.78m x 3.29m)

With window to front and radiator, double wardrobe.

Bedroom 3 8' 4" x 7' 7" (2.53m x 2.31m)

With window to rear enjoying views. Radiator

Front

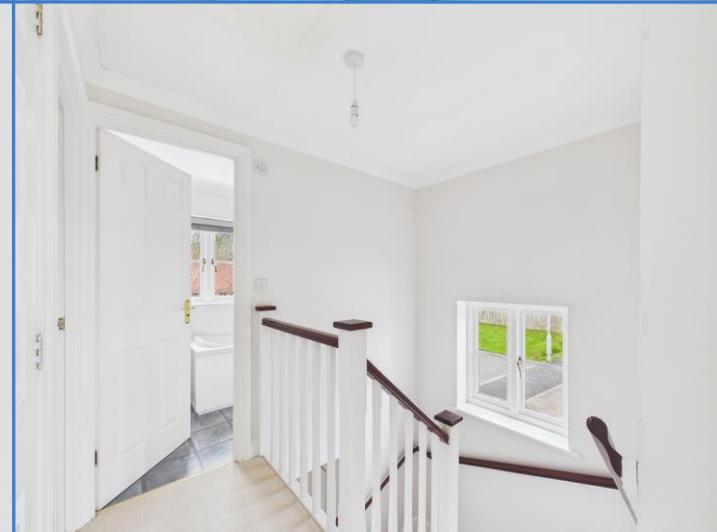
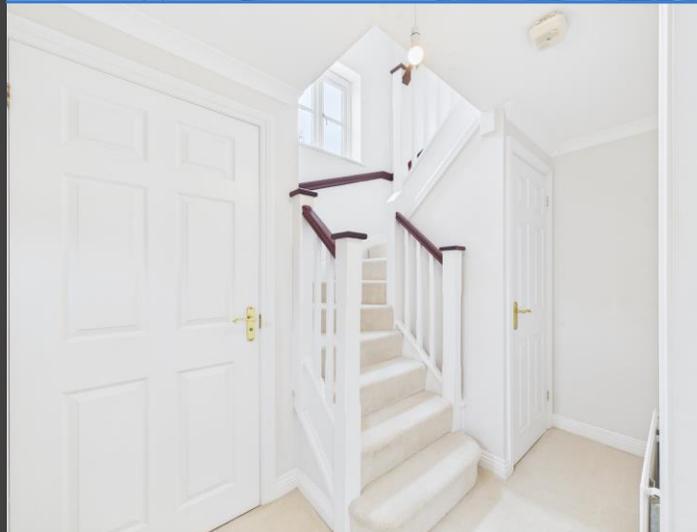
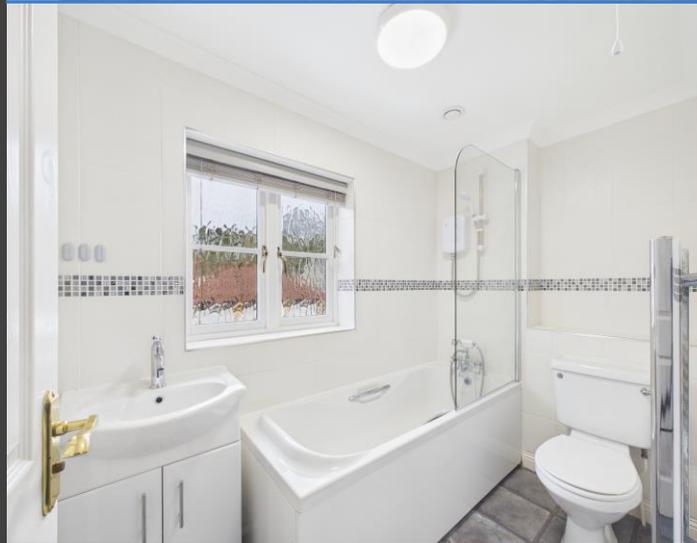
The front of the property is low maintenance stone shingle with driveway to the side leading to Garage.

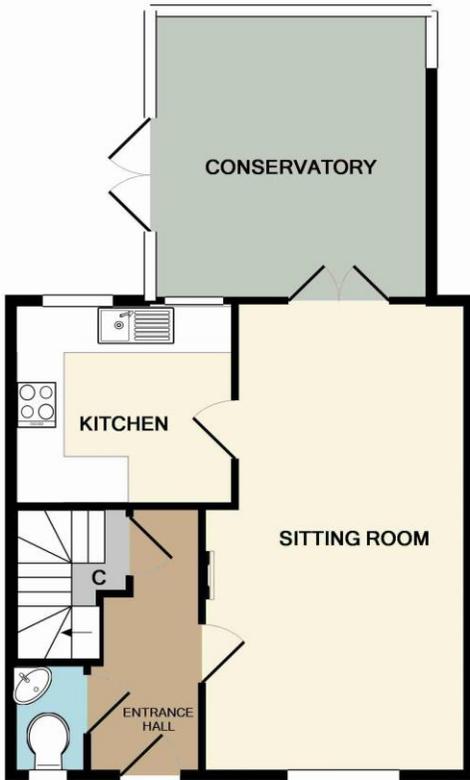
Garage

Single garage with up and over garage door, power, light and pedestrian door leading to the rear garden.

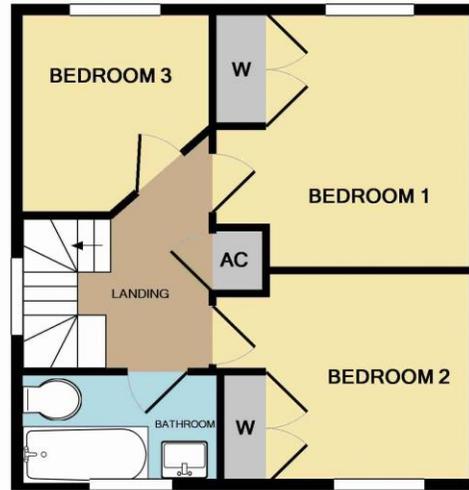
Rear Garden

The recently landscaped rear garden is enclosed with patio area from the immediate rear of the house to the fence at the end. The main garden is mainly laid to lawn with maturing trees and bushes. There is an external tap, gate to the front and side door into the garage.





GROUND FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

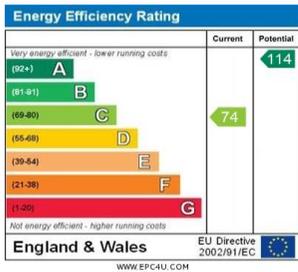


1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 923 SQ.FT. (85.7 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

Made with Metropix ©2014



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.