



4, Bartletts Elm
Langport, TA10 9BS

George James PROPERTIES
EST. 2014

4, Bartletts Elm

Langport, TA10 9BS

Guide Price - £280,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Offered with no onward chain is this modern semi-detached home. Accommodation includes four bedrooms with an en-suite to the master, spacious kitchen/diner, sitting room, downstairs cloakroom and family bathroom. To the front there is a car port with driveway parking for two vehicles and to the rear a good size family garden.

Amenities

Within close proximity of Langport, the town centre offers an excellent range of everyday amenities including a selection of shops, Tescos 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. Council tax band D. Gas fired central heating to radiators. There are solar water heating panels fitted to the roof.

Entrance Hall

Front door leads into entrance hall with doors to the Kitchen/diner, sitting room and cloakroom. Understairs storage cupboard, radiator and stairs to first floor landing.

Kitchen/Diner 15' 5" x 7' 10" (4.71m x 2.39m)

With window to front, a range of base and wall mounted storage cupboards with roll-top worksurfaces. A one and half bowl sink with a single mixer tap, built in electric double oven and 4 ring gas hob with extractor hood over. Built in fridge and freezer, space and plumbing for a washing machine, part tiled walls, radiator, space for dining table.

Sitting Room 10' 2" x 15' 1" (3.11m x 4.6m)

With windows and double double doors to the rear leading into the garden, radiator.



Cloakroom

With window to front, WC and pedestal wash hand basin, mirror and radiator.

First Floor Landing

With doors to all four bedrooms and family bathroom, hatch to loft space, radiator.

Bedroom 1 10' 1" x 9' 1" (3.07m x 2.77m)

With window to front, built in double wardrobe, radiator, door to en-suite.

En-suite shower room 5' 8" x 6' 0" (1.73m x 1.82m)

With window to the rear, shower cubicle with wall mounted shower, WC and pedestal wash hand basin, part tiled walls, radiator, extractor fan.

Bedroom 2 11' 2" x 8' 1" (3.40m x 2.46m)

With window to rear, built in double wardrobe, radiator.

Bedroom 3 12' 6" x 8' 1" (3.80m x 2.46m)

With window to front, radiator.

Bedroom 4 6' 10" x 6' 10" (2.08m x 2.08m)

Window window to rear, radiator.

Bathroom 6' 1" x 6' 9" (1.85m x 2.07m)

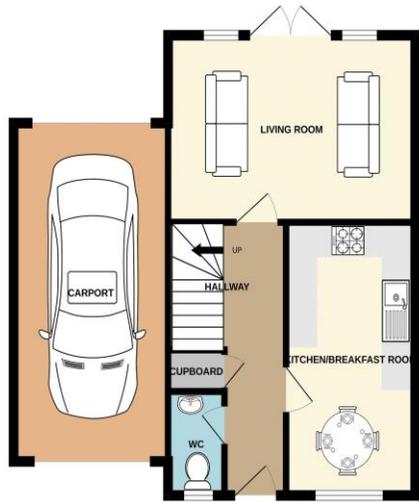
With window to front, panelled bath, WC and wash hand basin, part tiled walls, heated towel rail.

Outside

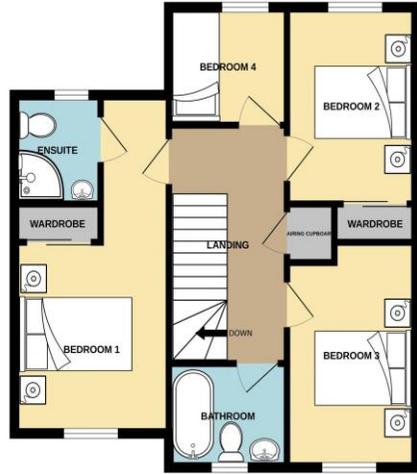
To the front is a paved pathway to the front door with an overhead rain canopy enclosed by iron railings. There is access to the carport where there is driveway parking for two cars. To the rear is a good size family garden predominantly laid to lawn with borders and shrubs with the garden enclosed by timber fencing. There is a paved patio area and gate leading to the car port for access to the front.



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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