



6 Hamdown Court
Picts Hill, Langport, TA10 9EB

George James PROPERTIES
EST. 2014

6 Hamdown Court

Picts Hill, Langport, TA10 9EB

Guide Price - £272,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

6 Hamdown Court is a modern semi-detached house. The property has accommodation comprising entrance hall, cloakroom WC, kitchen and sitting room/dining room. To the first floor there are three bedrooms and bathroom. To the side of the house is a gated driveway with secure off road parking with Electric Vehicle (EV) charging point and single garage. There are private west facing gardens.

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. A new gas boiler was installed in November 2025. Council tax band C.

what3words

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Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Radiator.

WC

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

Kitchen 10' 3" x 8' 6" (3.13m x 2.60m)

With window to the rear, range of base and wall mounted units with single drainer sink unit. Space for washing machine and tumble dryer. Built in electric oven and four ring gas hob. Radiator.



Sitting Room/Dining Room 16' 1" max x 15' 4" max (4.90m max x 4.67m max)

With window to the front and French doors to the rear. Radiator and built in understairs storage cupboard. Two radiators.

Landing

With window to the front. Built in airing cupboard and access to the airing cupboard.

Bedroom 1 11' 10" x 8' 4" (3.60m x 2.55m)

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

Bedroom 2 11' 3" max x 8' 5" max (3.44m max x 2.57m max)

With window to the rear, radiator and built in wardrobe.

Bedroom 3 9' 7" x 6' 7" (2.92m x 2.00m)

With window to the front and radiator.

Bathroom

With window to the front, low level WC and wash hand basin. Panelled bath with shower over and screen. Heated towel rail.

Outside

Solid vehicular gates give access to the driveway offering secure parking for two vehicles. There is an EV car charger fitted. The driveway leads to the garage. The garden is laid to lawn with patio area and outside water tap.

Garage

With up and over garage door, power and light connected.



GROUND FLOOR
34.2 sq.m. approx.

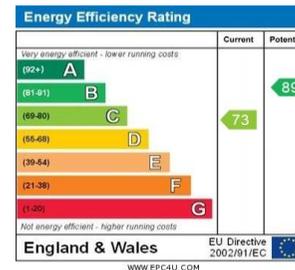


1ST FLOOR
34.1 sq.m. approx.



TOTAL FLOOR AREA: 68.4 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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