



Flat 1 Ouseley House,
Langport, Somerset, TA10 9PU

Guide Price £200,000

2 bedrooms
Ref:EH001145



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Overview

- A spacious ground floor two double bedroom apartment.
- Close to amenities.
- Share of the freehold.
- Excellent decorative order.
- Court yard garden.
- Central heating and double glazing.
- Cellar currently used as a gym.



A spacious ground floor two double bedroom apartment in the heart of this popular market town. Further accommodation comprises an open plan living/kitchen/dining room, utility, shower room, cellar and court yard garden. Other benefits include gas central heating, double glazing and a share of the freehold management company.



Accommodation:

A front door opens into:

Communal Entrance:

A shared entrance continues through to the garden, the first door to the right leads off to:

Entrance Hall: There is a cupboard with hanging space and shelf, handy for coats and shoes. There is also one radiator and stairs that descend to the cellar and doors lead off to:

Living/Kitchen/Diner "L" Shaped: 25' 7" x 11' 8" (7.80m x 3.55m) x 4' 2" x 4' 0" (1.28m x 1.22m) A great room with French doors with a window to either side, which opens to the rear and two radiators. There is a flame effect electric fire that creates a great focal point. The kitchen comprises a single bowl ceramic sink unit with drainer to one side, mixer tap over and storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards are arranged above and below a rolled edge work surface with a tiled splash back. There is plumbing and space for a



washing machine, the cooker with extractor over is included in the sale. A part glazed door opens in to:

Utility room: A useful room with one window to the side, space for a fridge and tumble dryer, the wall hung Valliant gas combi boiler is located here.

Bedroom One: 11' 9" x 12' 8" (3.59m x 3.86m) There are two windows to the front aspect and one radiator. A mirror fronted wardrobe with hanging space and shelving takes up one wall.

Bedroom Two "L" Shaped: 9' 6" x 9' 0" (2.89m x 2.75m) + 8' 4" x 3' 9" (2.55m x 1.14m) This room has one window to the front and one radiator.

Bathroom: 7' 3" x 7' 9" (2.22m x 2.35m) A beautiful room with one window to the rear, a ladder style heated towel rail, a modern white suite comprises a low level W.C, a wash basin with a storage cupboard under and a tiled shower enclosure with a mains fed shower.

Cellar: 19' 11" x 17' 7" (6.06m x 5.35m) Currently used as a home gym and storage, this room has a tiled floor.



Outside:

There is a court yard garden on two levels directly to the rear of the property, the upper area needs to be kept clear as it is also the fire escape route for the property above. A further outside area is found at the top of the garden, the owner of this flat has a right of way over the neighbouring gardens to access it. The top garden is walled and contains a summer house which is included in the sale.

Parking:

Ample parking can be found in the nearby free public car park.

Services:

Mains gas, water, electric and drainage are all connected.

Amenities: The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, butchers, Fish and Chip shop, Indian, Thai and

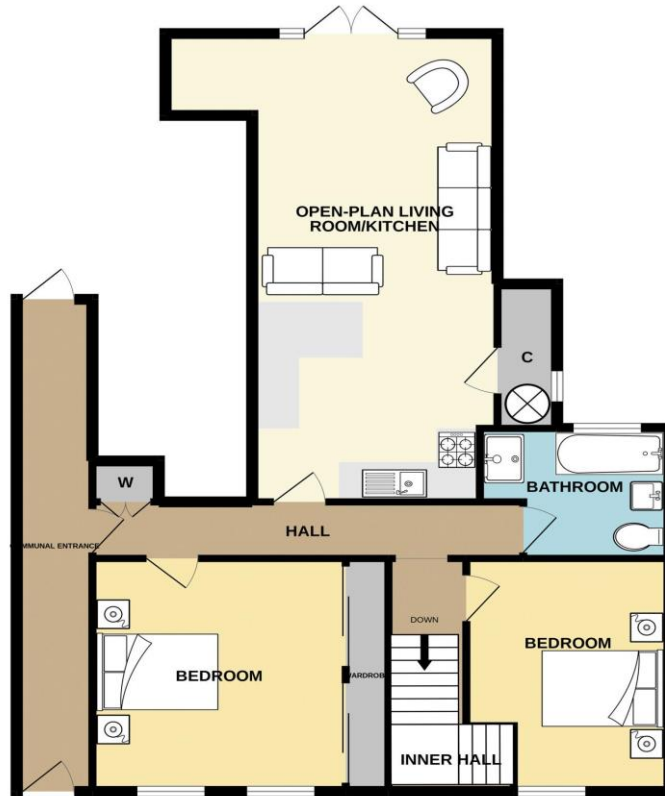
Chinese take away restaurants, a medical centre, various churches and schools for all age ranges including the well-known Huish Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton with its main-line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Agents Note: The property has the remainder of a 999 year lease and a share of the company that owns the freehold. A maintenance service charge is currently set at £69.99 a month which covers building maintenance, upkeep of the communal areas and the building insurance, it is split between four properties with Flat 1 taking 29% of the annual cost.

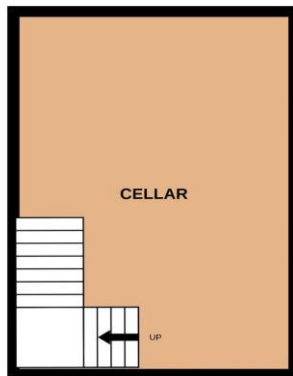
VIEWINGS BY APPOINTMENT
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GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



LOWER GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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