



6 Collins Close,
Langport, Somerset, TA10 9FG

Guide Price £190,000

2 bedrooms
Ref:EH001963



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Overview

- A 2 double bedroom terraced house
- Remainder of a building guarantee
- Off road parking
- Cloakroom
- Enclosed garden
- Ideal first time or investment buy
- uPVC double glazing & gas central heating
- "B" Energy Rating



A modern two bedroom property benefits from an enclosed rear garden and off road parking. Accommodation comprises entrance hall, downstairs cloakroom, open plan - living/dining/kitchen area. Upstairs there are two double bedrooms and a bathroom. Benefits include uPVC double glazing, gas central heating, off road parking, enclosed rear garden with rear access and cul-de-sac location. Ideal first time or investment buy.



Accommodation:
uPVC door giving access to:

Hallway:
Smoke detector, stairs rising to first floor landing, door leading to:

Open Plan Living Room / Breakfast Room: 22' 3" x 12' 0" (6.77m x 3.66m)
Maximum Measurements.

Kitchen Area:
Front aspect uPVC double glazed window, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, induction hob, electric oven, concealed extractor fan and light over, space and plumbing for washing machine, space for upright fridge/freezer, breakfast bar, under stairs recess, radiator.

Living Room Area:
uPVC double glazed French doors giving access to the rear garden, radiator, door leading through to:



Cloakroom:

Low level dual flush toilet, pedestal wash hand basin, tiled splashbacks, radiator, tiled flooring, extractor fan.

First Floor Landing:

Smoke detector, loft hatch access, doors leading to:

Bedroom 1: 12' 3" x 7' 10" (3.74m x 2.38m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 2: 12' 3" x 7' 9" (3.74m x 2.37m)

Maximum Measurements. Two front aspect uPVC double glazed windows, radiator.

Bathroom:

Bath with side panel, mains fed shower over, glass shower screen, pedestal wash hand basin, low level dual flush toilet, tile effect flooring, extractor fan, radiator.

Outside:
Front and Parking:

There is a tarmacadam driveway providing off road parking together with a lawned area which could be tarmacked or gravelled to provide additional parking.


Rear:

Paved patio area, level lawned garden, enclosed is a garden shed, fence panel surround and a courtesy gate to the rear.

Services:

The property is connected to mains electricity, water, drainage and gas. There is a charge for the maintenance of the estate which currently stands at £173.93 per annum. Council Tax: B EPC: B

Amenities:

Huish Episcopi is less than one mile from the town of Langport which has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well known Huish Episcopi Academy and Sixth Form. 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.

Directions:

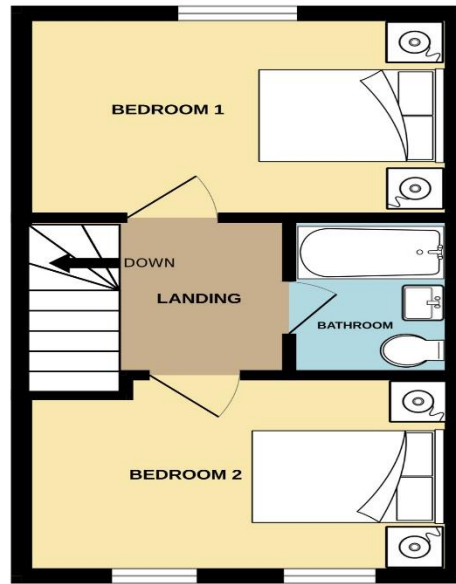
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VIEWINGS BY APPOINTMENT:

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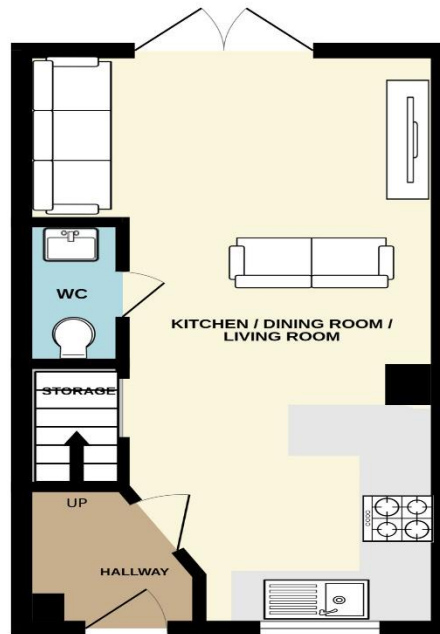
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1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND 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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