



69 Bartletts Elm, Huish Episcopi,
Langport, Somerset, TA10 9BS

Guide Price £280,000

3 bedrooms

Ref:EH001562



ENGLISH HOMES



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Overview

- A Modern Detached House
- Three Bedrooms - Master Ensuite
- Living Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- Garden to the rear
- Off Road Parking
- No onward chain
- Solar panels providing hot water



A 3 bedroom detached house located towards the end of a modern cul-de-sac. The property is brought to the market with the benefits of no onward chain, gas central heating, enclosed garden, off road parking, solar panels providing hot water, cloakroom and master with en-suite. Accommodation comprises entrance hallway, cloakroom, living room, kitchen/dining room, 3 bedrooms, master with en-suite and family bathroom.



Accommodation:

Front Door leading to:

Hallway:

Stairs to first floor, solid oak flooring, radiator, coat hooks, doors to:

Cloakroom:

Low level W.C, pedestal wash hand basin, radiator, solid oak flooring, extractor fan.

Kitchen/Diner: 16' 11" x 9' 6" (5.15m x 2.89m)

Maximum measurements. Dual aspect uPVC double glazed windows to the front and rear aspect, a range of wall, base and drawer units, work surface over, gas hob with extractor fan over, electric oven under, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, 1 1/2 bowl stainless steel sink/drainer, tiled splash backs, radiators, concealed gas boiler, solid oak flooring, spot lights.

Living Room: 16' 10" x 12' 4" (5.13m x 3.75m)

Dual aspect uPVC double glazed windows to front aspect and side bay window, radiators, T.V. point, understairs cupboard, French patio doors to garden, solid oak flooring.



**Landing:**

Rear aspect uPVC double glazed window, loft hatch access, radiator, airing cupboard with pressurised hot water cylinder and slatted shelving, smoke alarm.

Bedroom 1: 13' 5" x 9' 9" (4.09m x 2.98m)

Front aspect uPVC double glazed window, radiator, built-in mirror fronted double wardrobe, tv point, door to:

En-suite:

Rear aspect opaque uPVC double glazed window, tiled window sill, double shower cubicle with mains shower, tiled walls, low level WC with concealed cistern, extractor fan, radiator, shaving power point.

Bedroom 2: 10' 0" x 8' 4" (3.05m x 2.54m)

Rear aspect uPVC double glazed window, radiator, tv point.

Bedroom 3/Office/Nursery: 7' 7" x 5' 2"

(2.32m x 1.58m)

Maximum measurement reduces to 1.58m. Rear aspect uPVC double glazed window, tv point, radiator.

Family Bathroom:

Front aspect opaque uPVC double glazed window, tiled window sill, panelled bath with mains shower over, glass shower screen, tiled splash backs, low level WC with concealed cistern, wash hand basin, towel rail/radiator.

Outside - Gardens and Parking:

Flower and shrub borders, rear gardens with patio area, shed, ornate flower beds, small



shrubs and enclosed with fencing and brick wall. Gate to off road parking spaces.

Viewings By Appointment:

Langport Office 01458 252530

info@english-homes.co.uk

Disclaimers: Information is given in good faith, but may not be accurate. Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land. Fixtures & fittings are not tested so may not work (phone lines, broadband, TV antennas, satellite dishes are a tenant rather than landlord responsibility and cost). We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether

or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims. We have not tested items such as TV or antennas, Sky or dishes, Broadband or telephone connections

Amenities:

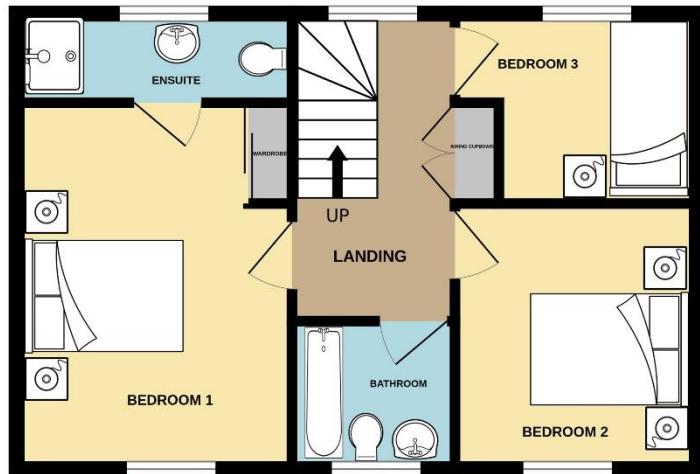
The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy. The town of Langport itself lies only about 8 miles north of the A303 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.

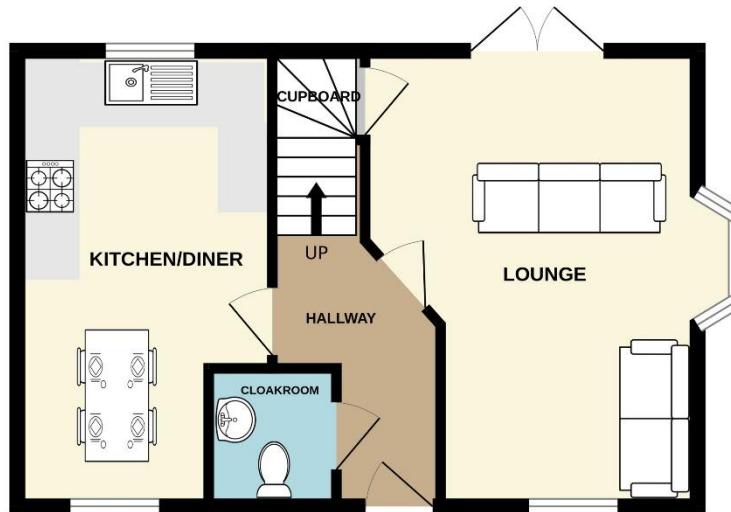
Directions:

From English Homes Langport office turn right, pass Tesco on the left and at the next roundabout take the third exit into Bartletts Elm. The property is located towards the end of the cul-de-sac denoted by an English Homes For Sale board.

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	92	
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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