



5 Kelways Cottages
Langport, Somerset, TA10 9EF

Guide Price £275,000

3 bedrooms

Ref:EH000733



ENGLISH HOMES

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Overview

- A three bedroom semi detached house on a popular development.
- Gas central heating and double glazing.
- Close to amenities.
- Garden room.
- Garage and parking.
- Low maintenance garden.



A modern three-bedroom semi-detached house on a popular development close to amenities. Further accommodation comprises kitchen/breakfast room, lounge/diner, garden room, bathroom and downstairs cloakroom. Other benefits include garage, allocated parking, double glazing and gas central heating.



Accommodation

A part glazed door with a storm porch over opens into:

Entrance Hall: Stairs rise to the first floor, one radiator and doors that lead off to:

Cloakroom: There is a low level W.C, a hand wash basin and one radiator.

Kitchen: 13' 3" x 11' 2" (4.04m x 3.41m)

This room has one window to the rear, one radiator, a one and a half bowl stainless steel sink unit with a drainer to one side, mixer tap over and storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface with a tiled splash back. An AEG 5 ring gas hob, extractor hood, integrated dishwasher and electric oven are included within the sale. There is space and plumbing for a washing machine and space for an upright fridge/freezer.





Lounge/Diner 18' 6" x 9' 5" (5.65m x 2.87m)

There is one window to the front of the property, two radiators and an opening into:

Garden room: 12' 1" x 9' 1" (3.69m x 2.78m)

Constructed of UPVC and double glazed units on a dwarf wall with a tiled roof (insulated?). French doors open to the patio area and an opening to the kitchen.

First Floor Landing:

There is a window to the front of the property, a loft entrance hatch, an airing cupboard and doors leading off to:

Bedroom 1: 11' 6" x 9' 10" (3.51m x 3m)

There is a window to the rear of the property and one radiator.

Bedroom 2: 11' 5" x 9' 1" (3.47m x 2.78m)

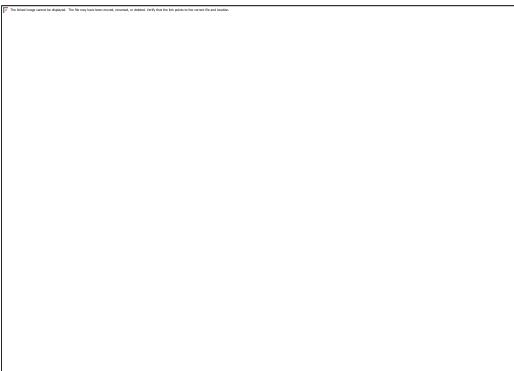
There is a window to the rear of the property and one radiator.

Bedroom 3: 9' 1" x 6' 5" (2.78m x 1.95m)

There is a window to the front of the property and one radiator.

Bathroom: 5' 10" x 8' 4" (1.78m x 2.55m)

This room has a window to the front of the property. A modern white suite compromises of a 'P' shaped bath with a mains fed shower



overhead, a low level W.C, a wash basin and tiles to the splash prone areas.

Outside

Front: A path leads to the front door with gravel areas to either side with a variety of mature shrubs. An area that is suitable for sitting is also located here.

Rear: A low maintenance garden that is largely laid to patio with a bark chipping area, panel fence comprise boundaries and a gate opens to the parking area and the garage (the garage is the second one along from the house), an allocated parking space is located in front of the garage.

Garage: 19' 8" x 9' 8" (5.99m x 2.95m)

There is an up and over door with light and power connected.

Directions: From English Homes Langport office turn right driving past Tesco towards Somerton.

Pass the road to the left (to Aller) then take the second left (Peony Road) just before the Old Kelways Pub. At the T junction turn right and park on the left just before a large tarmac area in front of The Green. This home is the second house along on the right hand side over looking the park.

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.

VIEWINGS BY APPOINTMENT

Langport Office 01458 252530

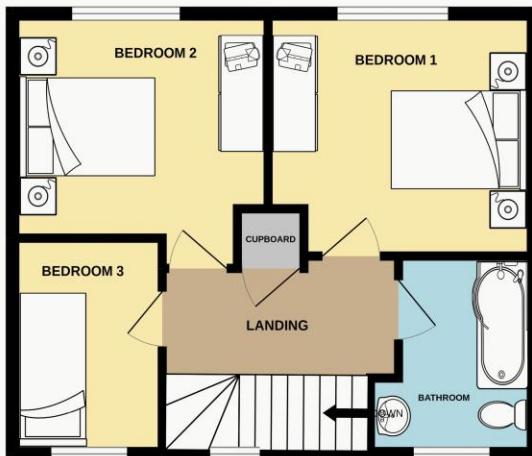
sales@english-homes.co.uk Disclaimers:

Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. 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.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



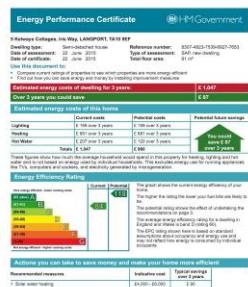
1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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