



41 Deacon Orchard
Langport, Somerset, TA10 9FF

Guide Price £260,000

3 bedrooms
Ref:EH001357



ENGLISH HOMES

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Overview

A three bedroom end of terrace house
in a popular development.

Gas central heating and double glazing.

Off road parking.

Remainder of NHBC guarantee.

Bigger than the average garden.

En-suite shower to master.

Cloakroom.



An end of terrace three bedroom property, just two years old and in excellent decorative order throughout, set amongst similar properties in the popular village of Langport. Accommodation comprises, lounge, kitchen/diner, cloakroom downstairs with three bedrooms (one with en-suite shower) and family bathroom upstairs. Other benefits include central heating, double glazing, parking and the garden is bigger than the average size on the estate. Ideal for first time & investment buyers alike.

Hallway:

Radiator, laminate effect flooring, smoke detector, stairs rising to first floor landing, doors off to:

Cloakroom:

Front aspect opaque uPVC double glazed window, tiled window sill, low level dual flush toilet, wall mounted wash hand basin, tiled splash backs, radiator, laminate effect flooring.

Living Room: 14' 4" x 12' 2" (4.36m x 3.70m)

Maximum measurement. Front aspect uPVC double glazed window, radiator, television point, telephone point, under stairs storage cupboard, broadband hub (Persimmon's own FibreNet), door through to:

Kitchen/Dining Room: 15' 3" x 8' 11" (4.65m x 2.71m)

Rear aspect uPVC double glazed window, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, quartz work surfaces, integrated dish washer, built in oven and grill, stainless steel gas hob with extractor hood over, space and plumbing for washing machine, space for upright fridge and freezer, concealed combination boiler serving the domestic heating and hot water,



radiator, power points with USB chargers, extractor fan, laminate effect flooring, uPVC double glazed french doors giving access to the rear garden.

Landing:

Storage cupboard, loft hatch access, doors leading off to:

Bedroom 1: 12' 1" x 9' 7" (3.68m x 2.92m)

Maximum measurement. Front aspect uPVC double glazed window, radiator, built in wardrobe & shelving.

En-Suite:

Front aspect opaque uPVC double glazed window, tiled window sill, shower cubicle with Mira shower, low level dual flush toilet, pedestal wash hand basin with mixer taps, heated towel rail, tiled splash backs, laminate effect flooring, shaver point, extractor fan.

Bedroom 2: 9' 3" x 7' 7" (2.81m x 2.30m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 3: 7' 7" x 5' 11" (2.30m x 1.80m)

Rear aspect uPVC double glazed window, radiator.

Bathroom:

Side aspect opaque uPVC double glazed window, bath with side panel, mixer taps, Mira shower over with glass shower screen, pedestal wash hand basin with mixer taps, low level dual flush toilet, tiled splash backs, laminate effect flooring, extractor fan.



Front:

A block and paved driveway leads to the allocated parking spaces, fitted with an electric charging point. There is a gravelled frontage and paved path leading to the property. A side wooden gate provides access to the rear garden.

Rear:

There is a paved patio area with artificial grass providing low maintenance. There are gravelled side borders. To the rear is a raised vegetable patch with garden shed. The garden is enclosed by fence panel surround.

Directions:

From English Homes Langport office turn right driving past Tesco towards Somerton. Pass the road to the left (to Aller) just after the Old Kelways Pub take the fourth exit at the roundabout. Then take the first right on to Bicknell Drive. Continue to the bottom of the road and take the left hand bend, as you approach the bottom of

the road (on a left hand bend) there is a small turning right and the property is the last house on the left.

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. Langport Office 01458 252530 sales@english-homes.co.uk

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the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification.

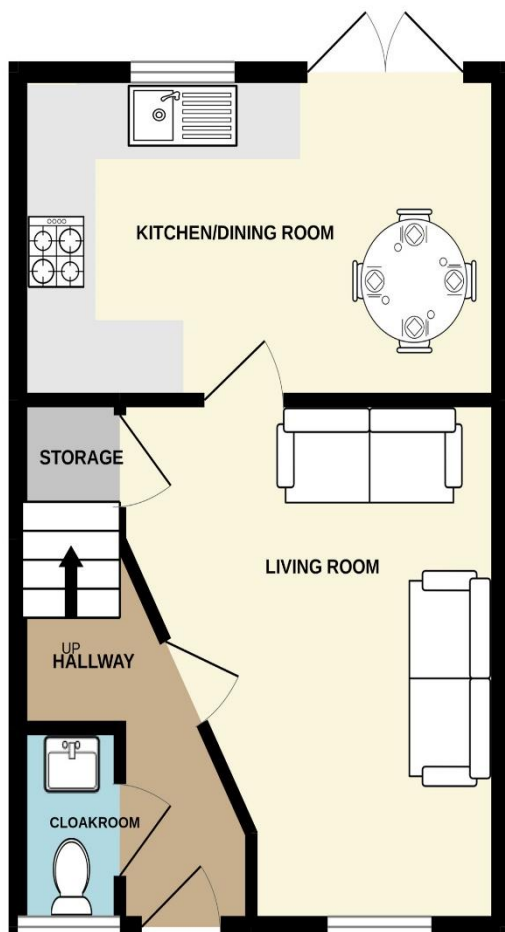
Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substance's surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & 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.

Agents Note:

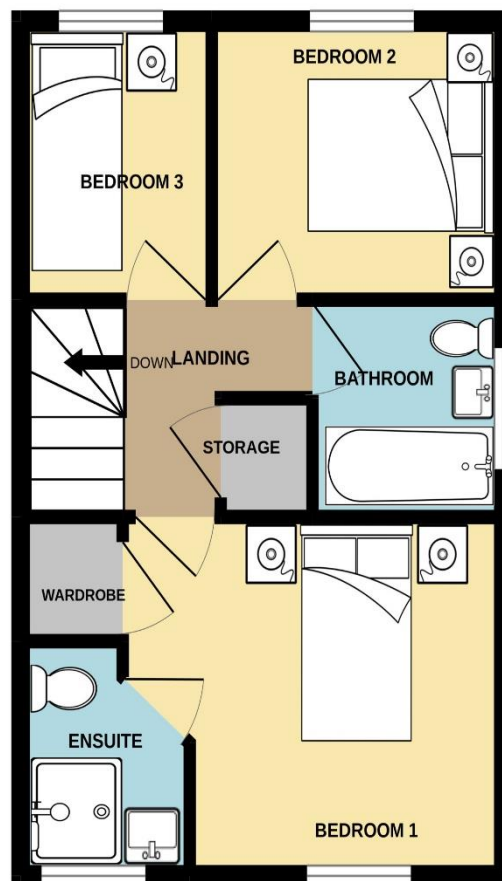
There is a service charge similar to most modern developments for the upkeep of communal areas within the estate. The current charges for the period 1st Jan 2022 to 31st December 2022 is £194.54 for the Service Charge and £12.50 for the Reserve Fund.

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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

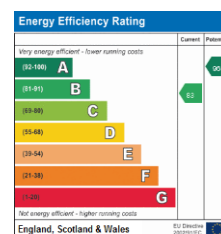


1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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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