



6 Cherry Court  
Langport, Somerset, TA10 9BP

Fixed Price £122,500

3 bedrooms

Ref:EH001365



ENGLISH HOMES

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## Overview

Shared Ownership  
50% or more if you prefer  
Pay low rent on the part you don't own  
3 bedrooms with ensuite to master  
Convenient to shops and schools  
Gardens  
Driveway parking for 2 cars  
Gas & 'Green' solar heating



A very smart, modern 3 bed, shared ownership property with gas and solar heating, rear garden, parking for 2 cars, master with en-suite, cloakroom, in very good decorative order. Walking distance to Langport's shops and schools.



### ACCOMMODATION:

A path leads past the drive and through the stone chipped front garden to the front door, protected by a canopy porch and opening to **Entrance Hall**: Double glazed uPVC window to side, stairs to first floor, smoke detector, coving, door to:

**Sitting room: 11'8" by 12'11" (3m 56cm x 3m 94cm)** Double glazed uPVC window to front, radiator, television point, telephone point, door to:

**Kitchen / Dining Room: 11'8" by 14'0" (3m 56cm x 4m 27cm)**

Ample timber effect storage cupboards above and below roll edged worktops, four burner gas hob with extractor above and integrated single oven below, stainless steel sink, tiles to splash prone areas, space for fridge freezer, space and plumbing for dishwasher and washing machine, space for dining table, double glazed uPVC window to the rear, vinyl floor, tiled splash backs, smoke detector, under stairs storage cupboard, gas boiler, door to:

**Rear Lobby**: Radiator, door to back garden, door to:

**Cloakroom: 5'2" by 3'5" (1m 57cm x 1m 4cm)** Low level dual flush toilet, wall mounted wash





basin, vinyl floor, double glazed uPVC window to side with tiled window sill, radiator.

**Landing:** Airing cupboard housing electric immersion heater supplemented by solar hot water heating, storage cupboard, loft access, radiator, double glazed uPVC window to the side, smoke detector, doors to:

**Bedroom One: 11'2" by 8'1" (3m 40cm x 2m 46cm)** Radiator, built in wardrobe with shelving above, double glazed uPVC window to front, door to:

**Ensuite Shower Room: 5'2" by 4'10" (1m 57cm x 1m 47cm)** Shower cubicle, low level dual flush WC, wall mounted wash basin, chrome towel radiator, extractor fan, tiled splash backs.

**Bedroom Two: 10'2" by 8'1" (3m 10cm x 2m 46cm)** Double glazed uPVC window to the rear, radiator.

**Bedroom Three: 7'9" by 7'1" (2m 36cm x 2m 16cm)** Double glazed uPVC window to the front, radiator.

**Family Bathroom: 7'0" by 6'5" (2m 13cm x 1m 96cm)** White suite comprising panelled bath with mixer taps and shower attachment, low level dual flush WC, vanity wash basin, chrome towel radiator, vinyl floor, double glazed uPVC window to the rear, extractor fan, wall mounted shaver point and strip light.

**Heating:** Gas central heating with radiators. Solar tube panels to supplement the hot water system.

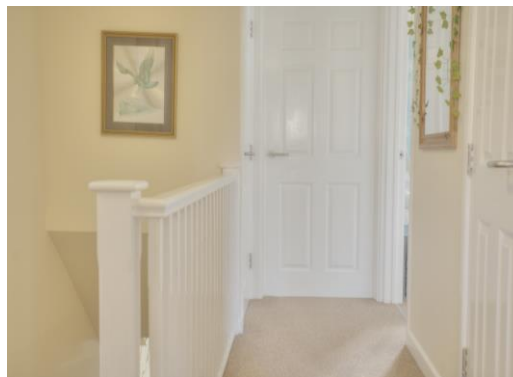
**Front & Parking:** There is a block and paved driveway providing off road parking. A paved



path leads to the property and rear with a side gravelled area.

**Rear Garden:** There is a paved patio area with decking. The garden is laid mainly to lawn with well stocked borders. Enclosed by fence panels. Garden shed included.

**How it works:** We understand that this home is RICS valued at £245,000 A 50% share is being offered at £122,500. At this 50% share there is rent of £254.08 pcm. You can if you wish buy further shares in the property up to 80% once you have lived there for 12 or more months. You can do this in stages over the years. The larger your share of the ownership the less rent on the balance. Part of the qualifying requirements are that you do not have a total household income of more than £80,000 per annum and you must have a local connection to South Somerset. You may not be a landlord investor nor own another property (even abroad). If you have a house to sell then Abri will need to be



convinced that you will not own it and this home at the same time ie you may not be a current home owner or named on a mortgage (unless in the process of selling).

#### 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

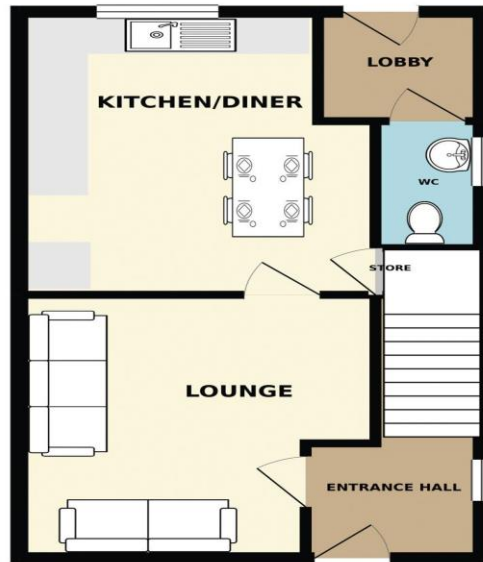


or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which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

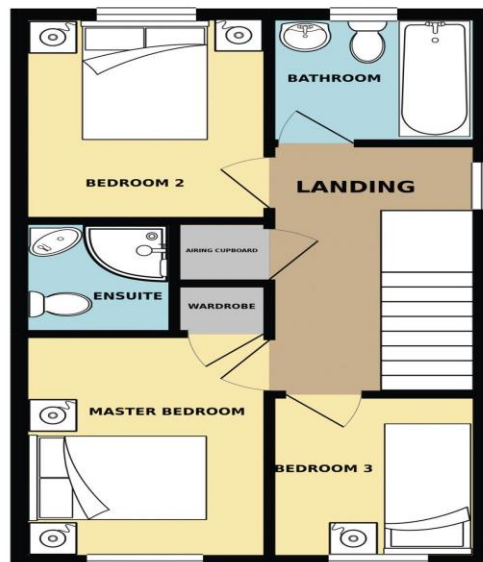
#### Directions:

From English Homes Langport office turn right. Just before you reach Tesco turn right into Eastover. Take the second left which becomes Cherry Court. This home is on the left almost at the head of the cul de sac.

GROUND FLOOR 38.28 sq. m.  
( 412.08 sq. ft. )

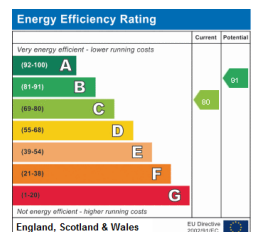


1ST FLOOR 38.28 sq. m.  
( 412.08 sq. ft. )



TOTAL FLOOR AREA : 76.57 sq. m. ( 824.17 sq. ft. ) 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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