



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

Guide Price £280,000

4 bedrooms
Ref:EH001940



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Overview

- Four bedrooms
- No onward chain
- Kitchen/Diner
- Cloakroom
- Ensuite to master bedroom
- Gas central heating & solar panels
- Covered off road parking
- Good size South facing rear garden



Offered with no onward chain is this 4 bedroom house which comes with the benefits of enclosed South facing garden, car port, off road parking, master with en-suite, cloakroom and solar panels for the hot water, cul-de-sac location, gas fired central heating and double glazing. With accommodation comprising hallway, cloakroom, kitchen/dining room, living room with French doors opening to the spacious garden, 4 bedrooms, master with en-suite and family bathroom.



Entrance Hall:

Wood flooring, radiator, understairs storage cupboard, smoke detector, coving, door to kitchen/diner and sitting room, door to:

Cloakroom:

Low level dual flush WC, pedestal wash basin, tiled splash backs, radiator, wood flooring, uPVC window to the front with tiled window sill.

Kitchen/Dining Room: 15' 6" x 7' 11" (4.72m x 2.41m)

A range of storage cupboards above and below roll edge worktops, built in electric double oven with gas hob over, extractor hood above, one and half bowl stainless steel sink, tiles to splash prone areas, space and plumbing for washing machine, built in fridge/freezer, uPVC double glazed window to the front, space for dining table, vinyl tile effect flooring, radiator, concealed boiler, spot lights.

Sitting Room: 15' 1" x 10' 5" (4.60m x 3.17m)

Radiators, wood flooring, uPVC French doors to the rear garden, coving.



Landing:

Smoke detector, loft hatch access, radiator, cupboard housing a hot water tank, doors off to:

Master Bedroom: 10' 1" x 9' 1" (3.07m x 2.76m)

Minimum measurements. Radiator, uPVC window to the front, double built in mirror fronted wardrobe, loft hatch access, shelving, door to:

Ensuite:

Shower cubicle with mains fed shower, low level WC, pedestal wash basin, tiled splash backs, heated towel radiator, extractor fan, opaque uPVC window to the rear, shaver point, tile effect flooring.

Bedroom 2: 11' 3" x 8' 1" (3.44m x 2.46m)

Radiator, double built in mirror fronted wardrobe, uPVC window to the rear.

Bedroom 3: 12' 6" x 8' 1" (3.80m x 2.46m)

Max measurements. Radiator, uPVC window to the front.

Bedroom 4: 6' 10" x 6' 10" (2.08m x 2.08m)

Radiator, uPVC window to the rear.


Bathroom:

Panelled bath with mixer tap and wall mounted shower attachment, glass shower screen, low level WC with concealed cistern, wall mounted wash basin with mixer taps, tiles to splash prone areas, light with built in shaver socket, towel radiator, uPVC window to the front, extractor fan, tile effect vinyl flooring.

Outside:
Rear Garden:

A secure garden mainly laid to lawn, borders with shrubs, patio area, mature tree.

Parking & Car Port:

Carport and parking space for two cars.

Services:

Connected to mains electricity, gas, water & drainage.

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:

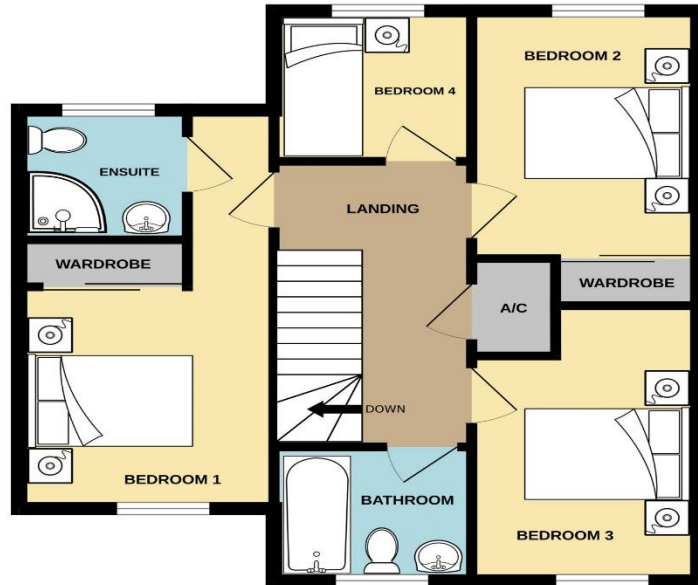
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VIEWINGS BY APPOINTMENT:

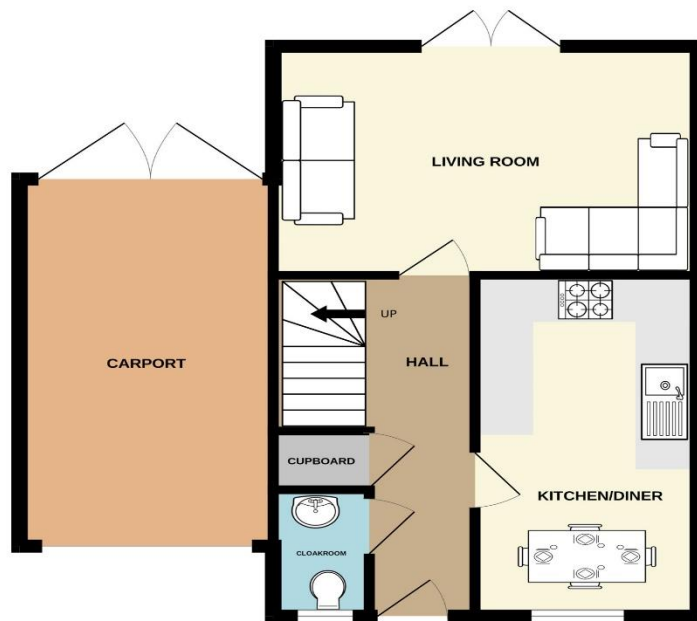
Langport Office 01458 252530

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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+) A		91
(81-91) B	81	
(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		



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9 Parrett Close, Langport, Somerset, TA10 9PC
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk

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