



18a Garden City
Langport, Somerset, TA10 9ST

Offers In Excess of
£300,000
3 bedrooms
Ref:EH001298



ENGLISH HOMES



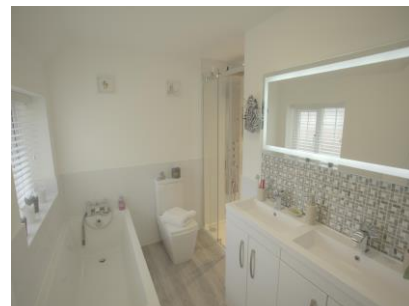
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Overview

- 3 bedroom end of terrace house
- Well presented property
- Underfloor heating to the ground floor
- Conservatory
- Lengthy garden with summer house
- Off road parking
- Cloakroom
- Large kitchen opening onto a conservatory



A delightfully well presented spacious 3 bedroom end of terrace house. This modern property which was built in 2009 has been sympathetically built and is deceptive in size. With benefits including under floor heating to the ground floor, gas central heating, off road parking, lengthy garden with summer house, uPVC double glazing, cloakroom, bathroom with separate bath and shower. Accommodation comprises entrance hallway, cloakroom, living room, kitchen, conservatory, 3 bedrooms and family bathroom.



Accommodation:

Opaque uPVC double glazed door provides access.

Hallway:

Smoke detector, laminate flooring, under stairs storage cupboard, thermostatic control, inset spot lights, stairs rising to first floor landing, doors leading off to:

Cloakroom:

Low level dual flush toilet, pedestal wash hand basin, tiled splash backs, tiled flooring, extractor fan.

Living Room: 19' 1" x 10' 4" (5.81m x 3.16m)

Maximum measurements. Front aspect uPVC double glazed window, laminate flooring, inset spot lights, television point, door through to:

Kitchen: 16' 7" x 10' 4" (5.06m x 3.14m)

L-Shaped maximum measurements. Rear aspect uPVC double glazed window, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, built in halogen hob, stainless steel extractor fan and light over, tiled splash backs, pelmet lighting, tiled flooring, built in double oven, integrated fridge and freezer, dishwasher and washing machine, inset spot lights, smoke detector, opens onto:



Conservatory: 12' 10" x 10' 5" (3.91m x 3.18m)

Brick based uPVC double glazed conservatory with insulated roof, tiled flooring, uPVC double glazed French doors giving access to the rear garden.

First Floor Landing:

Side aspect uPVC double glazed window, radiator, airing cupboard with radiator and slatted shelving, laminate flooring, loft hatch access, smoke detector, doors leading off to:

Bedroom 1: 10' 3" x 8' 10" (3.13m x 2.68m)

Minimum measurement. Rear aspect uPVC double glazed window, radiator, 2 built in double wardrobes, telephone point, television point, radiator, laminate flooring.

Bedroom 2: 10' 4" x 9' 2" (3.15m x 2.80m)

Front aspect uPVC double glazed window, radiator, laminate flooring.

Bedroom 3: 12' 10" x 6' 7" (3.92m x 2.00m)

Rear aspect uPVC double glazed window, radiator, laminate flooring, wall mounted cupboard.

Bathroom:

Front aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, mixer taps and shower attachment, low level dual flush toilet, his and hers Vanity wash hand basin with mixer taps, tiled splash backs, touch screen mirror and light, shower cubicle with waterfall shower and spa shower, heated towel rail.

Front:

There is a tarmacadam driveway providing off road parking, a side pedestrian gate leads to the rear.



Rear:

There is a paved patio area. The garden is laid mainly to lawn with a well stocked flower and shrub border. The property is enclosed by fence panels with a summer house and decking area to the rear.

Summer House: 15' 11" x 10' 3" (4.85m x 3.13m)

With power and lighting connected.

Directions:

From English Homes Langport office turn right passing Tesco on the left hand side and Shires petrol station on the left. The next right is Garden City and the property will be found far around on the left hand side towards the end of the cul-de-sac.

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

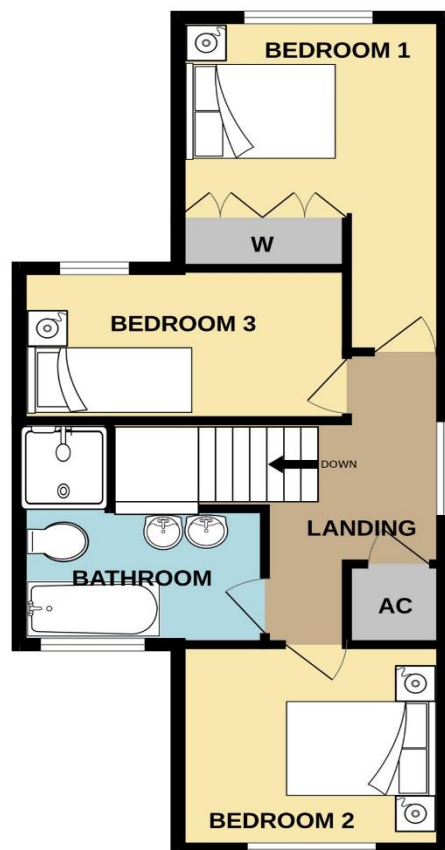
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GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(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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