



19 Bartletts Elm
Langport, Somerset, TA10 9BS

Fixed Price £140,000

2 bedrooms
Ref:EH001504



ENGLISH HOMES

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Overview

Shared ownership 70% Share
(higher % may be available)

Solar panel hot water

Gas central heating

2 double bedrooms

2 en-suites

No onward chain

Car port parking

Views to open fields to the
rear



Offered with no onward chain, this modern 2 double bedroom house with 2 en-suites, shared ownership (70% share) with a low maintenance private garden with rear access, carport and parking space. Further benefits include views over fields to the rear, gas and solar water heating, double glazing, downstairs cloakroom and being in good decorative order through out.



Accommodation:

A part glazed door with storm porch over opens to:

Entrance Hall:

Covered radiator, laminate flooring, thermostatic control, smoke detector, coving, storage cupboard with shelving and hanging space, doors lead off to:

Cloakroom:

Radiator, low level dual flush toilet, wall mounted wash hand basin, tiled splash backs, tiled flooring, extractor fan.

Kitchen/Breakfast Room: 11' 1" x 8' 4" (3.38m x 2.54m)

Front aspect window, radiator, a range of low level and wall mounted kitchen units, roll top work surfaces, built in gas hob with electric oven under and extractor fan over, 1 1/2 stainless steel sink and drainer, space and plumbing for washing machine, space for upright fridge/freezer, tiled flooring, telephone point, spot lights.

Living Room: 15' 8" x 11' 2" (4.77m x 3.41m)

Maximum measurements. Radiator, laminate flooring, coving, telephone point, television point, French doors to the rear garden, full length uPVC double glazed window to rear.



First Floor Landing:

Laminate flooring, coving, airing cupboard housing hot water tank, doors lead off to:

Bedroom 1: 12' 1" x 9' 9" (3.69m x 2.96m)

2 rear aspect windows giving views over open fields, storage cupboard with a wall hung gas boiler, shelving and hanging space, television point, telephone point, radiator, laminate flooring.

En-Suite Shower:

White suite comprising a low level dual flush toilet, corner wash hand basin, shower cubicle with Mira electric shower, heated towel rail, tiled splash backs, tiled flooring, extractor fan.

Bedroom 2: 10' 2" x 8' 10" (3.09m x 2.69m)

Minimum measurement not into door recess. Front aspect window, radiator, storage cupboard with hanging space and shelving, laminate flooring, television point, telephone point, door through to:

En-Suite Bathroom:

Front aspect window, radiator, white suite comprising panelled bath with mixer taps and shower attachment with shower screen, low level dual flush toilet, pedestal wash hand basin with mixer taps, tiled splash backs, shaver point and strip light, tiled flooring.


Outside:
Front & Carport Parking:

A path leads to the front door with established flower beds. Opposite the front of the property is a coach house with open carport which gives covered parking with a further parking space in front.

Rear:

A private low maintenance garden, laid to patio slabs and concrete. Enclosed is a garden shed with pedestrian gate leading to a pathway and gives rear access and access to a side garden area with a mature tree.

How it works:

We understand that this home is RICS valued at £200,000 A 70% share is being offered at £140,000. At this 70% share there is rent of £156.24 pcm. You can if you wish buy further shares in the property up to 100%, 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).

Directions:

From our office, take the right hand turning. Proceed past Tesco's and continue to the roundabout. Take the third exit into Bartletts Elm. On entering Bartletts Elm take the left hand turning where the property will be located in front of you denoted by an English Homes For Sale board.

VIEWINGS BY APPOINTMENT:

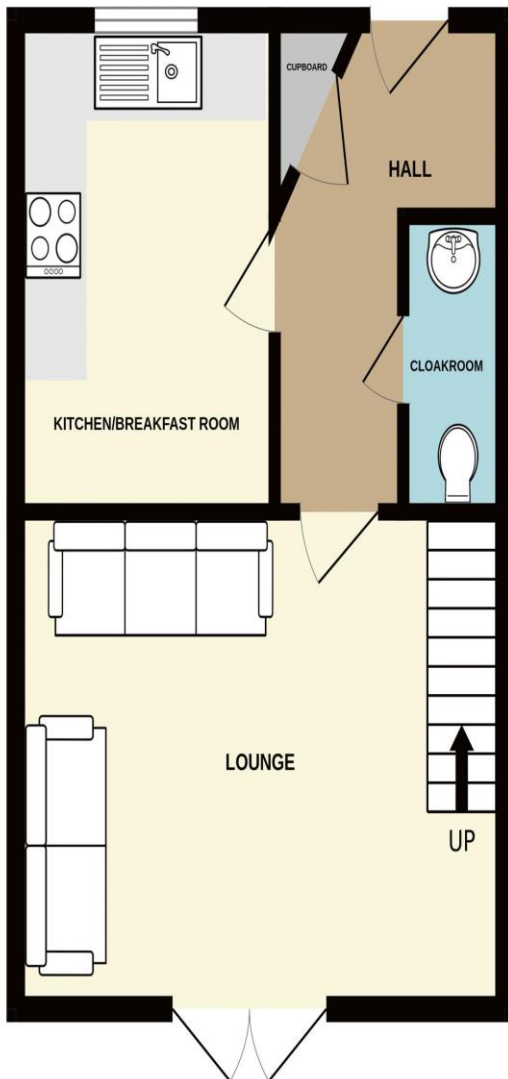
Langport Office 01458 252530

sales@english-homes.co.uk Disclaimers:

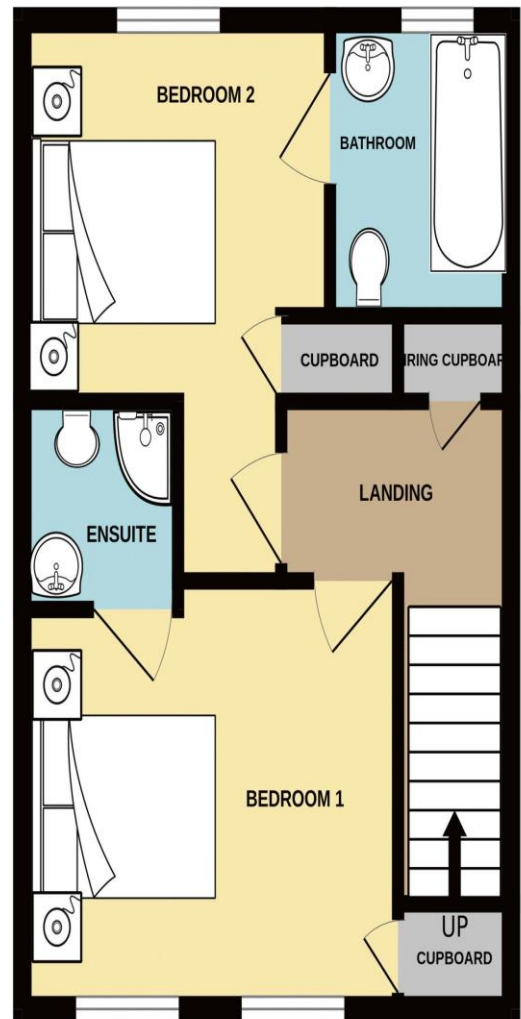
Information is given in good faith, but may not be

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.

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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		91
(81-91) B		
(69-80) C	70	
(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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