



Redwood Grange Lodge  
Langport, Somerset, TA10 9BS

Guide Price £280,000

3 bedrooms  
Ref:EH001641



ENGLISH HOMES

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## Overview

- Attractive stone built semi detached cottage
- Versatile accommodation
- Garage & parking
- Master bedroom with en-suite
- Cloakroom
- Double glazing
- Gas central heating
- Offered with no onward chain



A beautiful natural stone cottage coming to the market in excellent decorative order throughout, situated on a popular development in walking distance of local amenities. The principal rooms are of a generous size which comprise of entrance hallway, cloakroom, living room with ornate fireplace, bedroom 3/reception room, kitchen/breakfast room, whilst to the first floor are 2 further bedrooms, master with en-suite and family bathroom. Other benefits include a garage, off road parking, a manageable garden, high ceilings, period features, double glazing and central heating.



### ACCOMMODATION:

Wooden door provides access:

#### Hallway:

Front aspect double glazed window, tiled flooring, under stairs storage cupboard, stairs rising to first floor landing, doors off to:

#### Cloakroom:

Rear aspect double glazed window, low level dual flush toilet, pedestal wash hand basin, tiled flooring, radiator, extractor fan.

**Kitchen/Breakfast Room: 11' 6" x 9' 3" (3.50m x 2.81m)**

Maximum measurements. Rear aspect double glazed window, 1 1/2 bowl sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, built in gas hob, electric oven, stainless steel extractor hood over, tiled splash backs, space for upright fridge/freezer, radiator.

**Living Room: 16' 0" x 14' 8" (4.88m x 4.46m)**

2 front aspect double glazed windows, wood burning stove with hearth and wooden mantel, radiator, telephone point, door through to:





**Bedroom 3/Reception Room: 13' 5" x 8' 3" (4.09m x 2.52m)**

Measurement not into wardrobe. Front aspect double glazed window, radiator, laminate flooring, exposed stone wall, built in triple wardrobe, storage cupboard, down lighters.

**First Floor Landing:**

Skylight, laminate flooring, smoke detector, doors off to:

**Bedroom 1: 16' 6" x 15' 8" (5.02m x 4.78m)**

L Shaped maximum measurements. 2 skylights, radiator, laminate flooring, beams to ceiling, telephone point, door through to:

**En-Suite:**

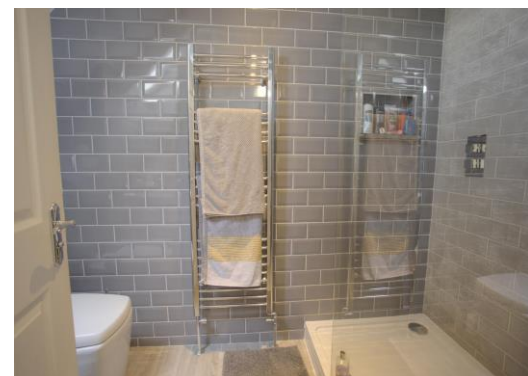
Skylight, double shower cubicle, wall mounted wash hand basin with mixer taps, low level dual flush toilet with concealed cistern, tiled to full height, spot lights, tiled flooring, heated towel rail, extractor fan.

**Bedroom 2: 9' 7" x 8' 0" (2.93m x 2.44m)**

Skylight, radiator, beam to ceiling, loft hatch access.

**Bathroom:**

Skylight, bath with side panel, mixer taps and shower attachment, Vanity wash hand basin with mixer taps, low level dual flush toilet with concealed cistern, heated towel rail, tiled flooring, inset spot lights, extractor fan.



**Outside:**

**Front:**

There is a wooden trellis picket fence with a gravelled garden and paved path leading to the property.

**Garage & Off Road Parking: 16' 4" x 9' 1" (4.99m x 2.78m)**

The garage has a metal up and over door, strip light and power points. There is a further allocated parking space to the property.

**Directions:**

From English Homes Langport office turn right continue along Bow St. to North St and onto the Somerton road, when you get to the roundabout, take the third exit to enter the Bartlett's Elm development, Redwood Grange Lodge is immediately on the left hand side.

**Amenities:**

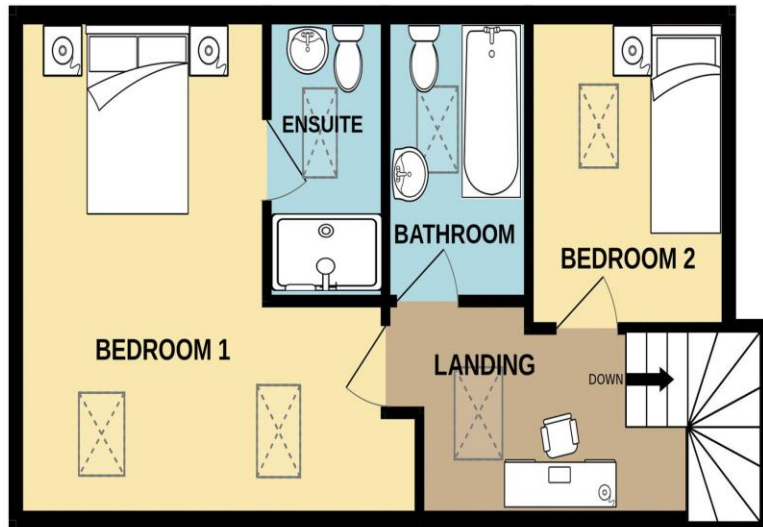
The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy. The town of Langport itself lies only about 8 miles north of the A303 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 STRICTLY 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 |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 83        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 57      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |



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