



18 Portland Road, Huish Episcopi,
Langport, Somerset, TA10 9QX

Guide Price £300,000

2 bedrooms
Ref:EH001058



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Overview

- A detached two-bedroom bungalow on a sought-after close.
- Country views over adjoining field to rear.
- Integral garage and off-street parking.
- Gas central heating and double glazing.
- No onward chain.



A detached two-bedroom bungalow located on a sought-after close with an open rural aspect to the rear. Further accommodation comprises a lounge/diner, kitchen, bathroom, integral garage, front and rear gardens with a wonderful view over the adjoining field. The property is close to local amenities and benefits from gas central heating, double glazing and has no onward chain.

Accommodation

A part glazed UPVC door opens into:

Entrance Hall: There is a storage cupboard with hanging space, an airing cupboard with a hot water cylinder and slatted shelving, one radiator, a loft entrance hatch and doors that lead off to:

Bedroom 1: 11' 5" x 10' 5" (3.49m x 3.18m)

This room has one window to the front, one radiator and a built in wardrobe.

Bedroom 2: 10' 11" x 10' 11" (3.33m x 3.33m)

There is one window to the rear with country views and one radiator.

Bathroom: 7' 10" x 7' 4" (2.38m x 2.24m)

This room has one window to the rear, one radiator, a white suite which comprises a low level W.C., a pedestal wash basin, a paneled bath, a tiled shower enclosure with mains fed shower and tiles to splash prone areas.

Lounge/Diner: 21' 11" x 12' 0" (6.68m x 3.67m) A particularly light and airy room at the heart of the property with windows to the front and rear aspects. The window to the rear has a nice view over the garden to the adjoining field beyond. There are two radiators and a door that leads to:



Kitchen: 9' 0" x 8' 11" (2.74m x 2.71m)

This room may now benefit from some updating, it has one window to the rear, one radiator, a stainless steel sink unit with drainer and storage cupboard under. A further range of wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface with a tiled splash back. A part glazed door opens into:

Conservatory: 11' 10" x 4' 4" (3.61m x

1.31m) Constructed of UPVC and double glazed units with a poly carbonate roof, a sliding door to one side and a pedestrian door to:

Integral Garage: 17' 11" x 9' 0" (5.45m x

2.75m) There is an up and over door to the front, a wall hung gas boiler, a fuse board and there is light and power connected.

Outside

Front: An attractive front garden is mainly laid to lawn with established flower bed borders, a dwarf wall and fencing comprise the boundaries. A double gate gives vehicular access to the drive which provides off street parking and access to the garage. A path leads to the front door and to the side where a pedestrian gate gives access to the rear.

Rear: The rear garden is a key feature of the property with a chain link fence to the rear boundary, taking full advantage of the open view over the adjoining field. The garden is



largely laid to lawn with established flower bed borders, a graveled area and a raised patio area adjacent to the property. A green house is located to one side of the property and is included in the sale. Overall the garden has a wonderful open feeling of space and faces east.

Directions:

From the Langport office turn right out of the car park then the second right up The Hill. Continue on this road until you come to a T junction next to St Mary's Church. Turn right and continue on this road, Portland Road is the first close on the left a short distance after the Rose and crown (Eli's) public house.

Amenities:

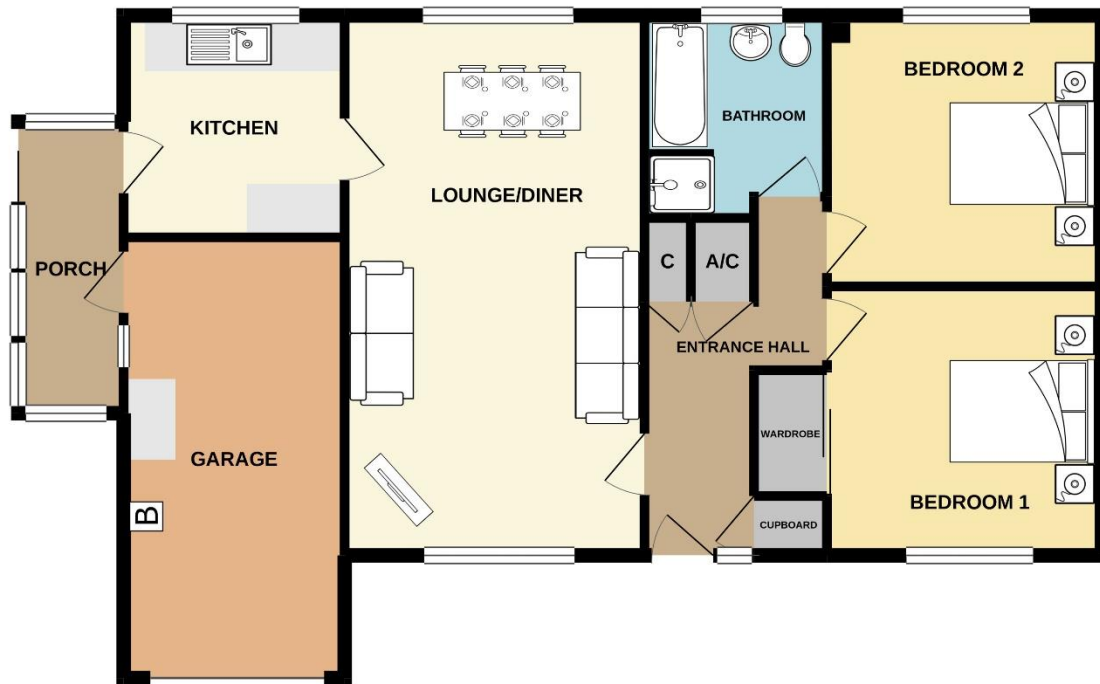
Huish Episcopi is less than one mile from the town of Langport which has a range of facilities fulfilling most day to day needs, with a variety of shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy and Sixth Form. The 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
VIEWINGS BY APPOINTMENT Langport Office
01458 252530

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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.

GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		66	85
		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.