



29 St. Marys Park
Huish Episcopi, Somerset, TA10 9HD

Guide Price £330,000

2 bedrooms

Ref:EH001427



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Overview

- 2 double bedroom detached bungalow
- Garage & off road parking
- Enclosed front and rear gardens
- Gas central heating
- uPVC double glazing
- Kitchen/breakfast room



A 2 double bedroom detached bungalow set on a good sized plot with ample gardens to the front and rear. Benefits include garage, off road parking, uPVC double glazing and gas fired central heating. With accommodation comprising, entrance hall, lounge, kitchen/breakfast room, 2 double bedrooms and family bathroom. Early viewing recommended to avoid disappointment.



Accommodation:

Hallway:

With a covered entrance and opaque double glazed door providing access. Telephone point, radiator, coving, smoke detector, loft hatch access, airing cupboard with slatted shelving, doors through to:

Living Room: 14' 0" x 12' 7" (4.27m x 3.83m)

Dual aspect uPVC double glazed windows to the rear and side, television point, radiator, coving, wall mounted uplighters.

Kitchen: 12' 10" x 9' 2" (3.92m x 2.79m)

Rear aspect uPVC double glazed window, tiled window sill, 1 1/2 bowl stainless steel sink and drainer, a range of low level and wall mounted kitchen units, roll top work surfaces, built in gas hob, electric oven, stainless steel hood over, tiled splash backs, space and plumbing for washing machine and dishwasher, gas combination boiler serving both the domestic heating and hot water, radiator, tile effect





flooring, space for upright fridge/freezer, larder style cupboard, opaque glass panel door to the side porch.

Bedroom 1: 14' 0" x 9' 11" (4.27m x 3.01m)

Front aspect uPVC double glazed window, radiator, coving.

Bedroom 2: 14' 0" x 8' 11" (4.27m x 2.71m)

Front aspect uPVC double glazed window, radiator, built in double wardrobe with cupboard above, coving.

Bathroom:

Rear aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, mixer taps and wall mounted shower attachment, pedestal wash hand basin, low level toilet, tiled splash backs, coving, extractor fan, radiator, laminate effect flooring.

Side Porch:

With opaque door to the front and opaque uPVC double glazed door to the rear.

Front:

There is an extensive front garden which is laid mainly to lawn with a path to the property. Fence panels to the side and small brick wall to the front.



Rear:

There is a gravelled area to the rear with the garden is laid to lawn. There is a patio area, well stocked borders with apple trees enclosed. There is a stone wall border with a path leading to the garage and parking area.

Garage & Parking:

Garage with metal up and over door, uPVC double glazed window and courtesy door. There is a further gravelled parking area with an iron trellis gate providing access.

Directions:

From English Homes Langport Office turn right and pass Tesco and the petrol station on your left hand side. At the roundabout turn right and after approximately five hundred yards you will see Huish Episcopi Academy on the left and the entrance to St Mary's Park on the right. The

property is located a short distance on the left hand side denoted by a For Sale board.

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

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.



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