



1 The Willows, Langport,  
Somerset, TA10 9NZ

Guide Price £425,000

4 bedrooms  
Ref:EH002037



ENGLISH HOMES

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## Overview

- A 4 bedroom detached house
- Double garage
- Located in a tucked away position in the heart of Langport
- Master with en-suite
- Dining Room, Study & Conservatory
- Cloakroom & Utility
- uPVC double glazing & gas central heating
- Convenient to the cafe's and countryside walks



A spacious 4 bedroom detached house located in a tucked away position in the heart of Langport. The property is ideal for those who are looking for convenient access to the shops and the countryside walks. The property benefits from a double garage, brick built storage, off road parking, enclosed garden with country/river views, gas central heating with a gas "wood burner" in the living room, uPVC double glazing. The accommodation also includes a dining room, study, utility, spacious brick built conservatory, master with en-suite & cloakroom. Internal viewing is a must to appreciate the size and position of this lovely family home.



### Accommodation:

Covered entrance porch with uPVC double glazed stained glass door leads to:

#### Hallway:

Radiator, tongue and groove to 1/2 height, smoke detector, coving, spotlights, under stairs storage cupboard, stairs rising to first floor landing, doors leading to:

#### Cloakroom:

Side aspect opaque uPVC double glazed window, tiled window sill, low level toilet, wall mounted wash hand basin, tiled splash back, radiator, coving.

#### Living Room: 19' 1" x 13' 3" (5.81m x 4.05m)

Minimum measurements not into door recess. Rear aspect uPVC double glazed window, radiators, gas coal effect wood burner with brick hearth surround, dado rail, wall mounted lights, glass panel French doors to conservatory.

#### Kitchen: 12' 1" x 10' 0" (3.69m x 3.04m)

Front aspect uPVC double glazed window, tiled window sill, 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 with





stainless steel extractor fan and light over, built in oven and grill, integrated fridge and freezer, tiled splashback, radiator, tiled strip wood effect flooring, inset spotlights, pelmet lighting, gas boiler.

**Dining Room: 10' 2" x 8' 11" (3.11m x 2.71m)**

Front aspect uPVC double glazed window, radiator, coving, wall mounted lights.

**Study: 8' 0" x 7' 3" (2.43m x 2.22m)**

Rear aspect uPVC double glazed window through to conservatory, radiator, coving.

**Utility: 5' 11" x 5' 1" (1.81m x 1.55m)**

Stainless steel sink and drainer, low level and wall mounted kitchen units, roll top work surface, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, tiled flooring, coving, opaque glass panel door through to:

**Conservatory: 14' 8" x 13' 9" (4.48m x 4.18m)**

Maximum Measurements. Brick based uPVC double glazed conservatory, radiators, wood flooring, uPVC double glazed French doors giving access to the rear garden, ceiling light and fan, wall mounted spotlights.

**Bedroom 1: 12' 6" x 8' 10" (3.80m x 2.70m)**

Minimum measurements not into door recess. Rear aspect uPVC double glazed window, radiator, two built in double wardrobes, coving.

**En-Suite:**

Side aspect opaque uPVC double glazed window, tiled window sill, shower cubicle, Mira shower, low level dual flush toilet, vanity wash hand basin and mixer tap, heated towel rail, tiled to full height, spotlights, extractor fan, coving.

**Bedroom 2: 10' 7" x 10' 3" (3.23m x 3.12m)**

Rear aspect uPVC double glazed window, radiator, built in double wardrobe, coving.

**Bedroom 3: 10' 0" x 9' 3" (3.06m x 2.82m)**

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



**Bedroom 4: 10' 2" x 6' 11" (3.11m x 2.12m)**

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

**Bathroom:**

Side aspect opaque uPVC double glazed window, tiled window sill, bath with side panel, mixer taps and shower attachment, low level dual flush toilet, vanity wash hand basin with mixer taps, heated towel rail, tiled to full height, coving, extractor fan.

**Outside:**

**Front:**

There is a shared driveway to the property with off road parking on a tarmac driveway and leading to:

**Double Garage: 17' 1" x 16' 8" (5.21m x 5.08m)**

Two metal up and over doors, brick based under a pitched roof with power and lighting, an archway opens through to:

**Storage Area: 11' 11" x 6' 2" (3.64m x 1.88m)**

Brick based storage area.

**Rear:**

From the front there is a wooden gate to a paved path and gravelled area which houses a storage shed. The shed has power and lighting which

measures 4.72m x 1.17m. The rear garden has a paved patio, together with two gravelled areas, a level lawned garden with raised flower beds. The garden is enclosed by both fence panels to the side and a small wall to the rear.

**Agents Notes & Services:**

The property is connected to mains drains, electric, water and gas with gas fired central heating. Council Tax Band: E EPC Band: D. There is a shared driveway to the property.

**Directions:**

What3words:///bathtubs.avoiding.comment

**Amenties:**

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:**

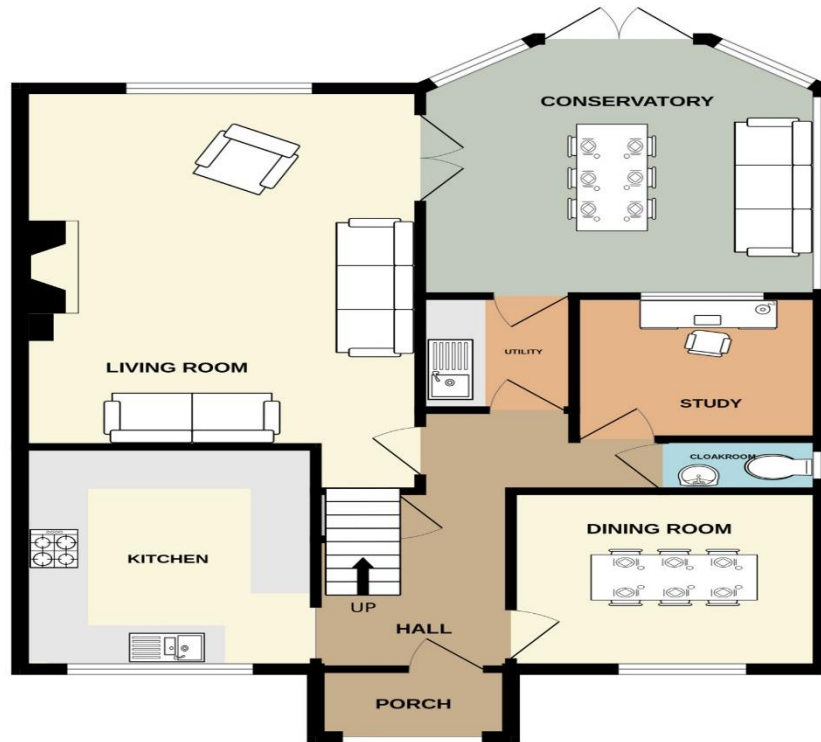
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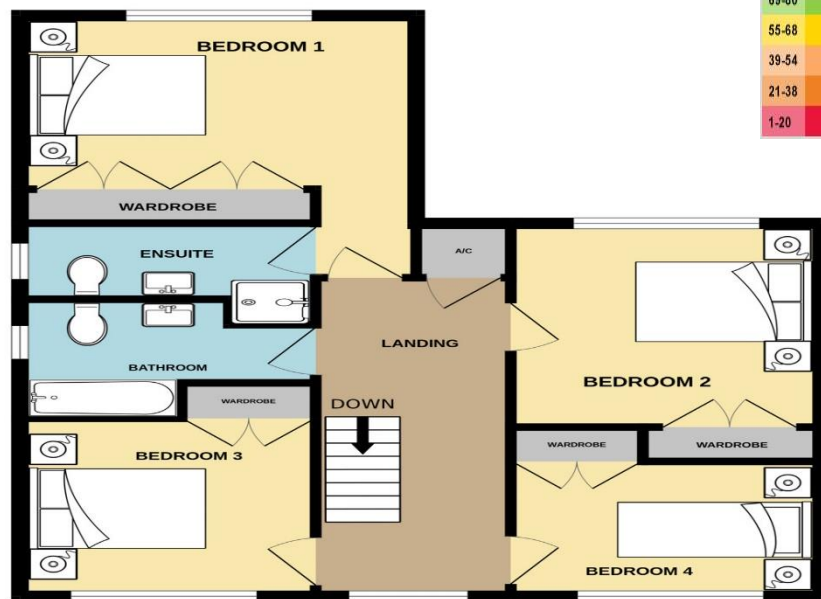
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## GROUND FLOOR



## 1ST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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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