



19 Courtfield, Huish Episcopi,
Langport, Somerset, TA10 9QS

Guide Price £245,000

3 bedrooms
Ref:EH001043



ENGLISH HOMES

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Overview

- A three-bedroom semi-detached house in need of modernisation.
- Views over fields to rear.
- Sought-after location close to amenities.
- Gas central heating and double glazing.
- Lounge/Diner with open fire.
- No onward chain.



A three-bedroom semi-detached house located on a popular development with views over fields to the rear. Further accommodation comprising bathroom, kitchen, lounge/diner, off road parking and a rear garden that over looks the field behind. The property may now benefit from some updating and comes to the market with no onward chain.



Accommodation:

A part glazed door with a window to one side opens into:

Entrance Hall: Stairs rise to the first floor, one window to the front, one radiator, an under stairs cupboard, a cupboard housing plumbing for a washing machine and doors lead off to:

Lounge/Diner: 22' 6" x 11' 11" (6.86m x 3.62m) This room has a light and airy feel with patio sliding doors that open onto the patio and a window that overlooks the rear garden. A natural stone fireplace with an open fire creates a focal point and has a storage cupboard and shelving to either side.

Kitchen/Breakfast Room:

Kitchen: 13' 1" x 8' 10" (3.99m x 2.68m)

Breakfast Room: 7' 3" x 6' 11" (2.20m x 2.12m) A dual aspect room with windows to the front and rear. There are part glazed doors that open to the front and rear. There is one radiator and a composite sink with drainer to



one side, mixer tap over and storage cupboard under. A further range of floor standing, wall hung and drawer storage cupboards above and below a rolled edge work surface with a tiled splash back. An electric hob and double oven is included in the sale with space for an upright fridge/freezer. The wall hung gas boiler is also located here.

Stairs for the entrance hall rise to the first floor:

Landing: There is one window to the front, a loft entrance hatch and doors that lead off to the following:

Bedroom 1: 12' 2" x 10' 4" (3.70m x 3.14m) plus entrance. This room has one window to the front with views over fields and there is one radiator.

Bedroom 2: 11' 6" x 10' 1" (3.5m x 3.08m) plus entrance. There is one window to the rear with country views and one radiator.

Bedroom 3 "L" Shaped: 8' 2" x 6' 9" (2.5m x 2.07m) + 2' 5" x 4' 9" (0.74m x 1.45m)
There is one window to the front, one radiator and a storage cupboard over the bulk head.



Bathroom: 8' 5" x 5' 8" (2.56m x 1.72m)

This room has one window to the side, one radiator, a bathroom suite that comprises a low level W.C, a wash basin, a paneled bath with Triton electric shower and screen to one end.

Outside

Front: A driveway provides off-street parking, a path leads to the front door and there is an area laid to lawn. Hedging comprise the boundaries.

Rear: Mainly laid to lawn with a raised patio area and raised low maintenance beds. Panel fencing comprise the boundaries and the low fence to the rear boundary allows a view over the adjoining field beyond.



Directions:

From English Homes Langport office turn right out of the car park and follow the road out towards Somerton and on passing Shire's Garage and Kelways on the left hand side take the next available turning on the right into Huish Episcopi and follow this road over the railway bridge passing Huish Episcopi secondary school on your left hand side and follow the sharp left hand bend around taking the next available turning into Court Field then the first right around the green. Number nineteen will be found on the right hand side indicated by an English Homes for sale board.

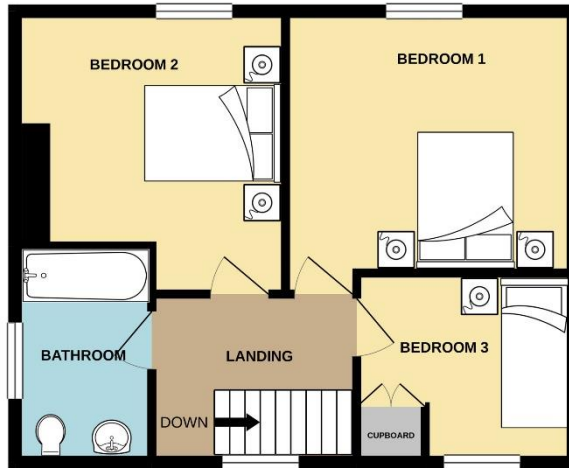


VIEWINGS BY APPOINTMENT

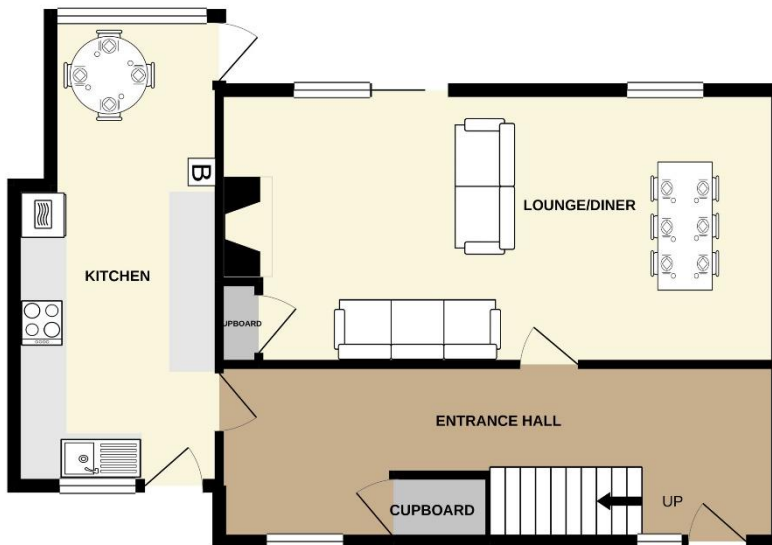
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1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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			
			EU Directive 2002/91/EC



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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.