



49 Eastover,  
Langport, Somerset, TA10 9RY

Guide Price £215,000

3 bedrooms

Ref:EH001965



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## Overview

- 3 Bedroom semi detached house
- Modernisation required
- Corner plot with gardens to the side and rear
- Kitchen/Breakfast Room
- No onward chain
- Convenient to Langport centre



A 3 bedroom semi detached house located on a corner plot which requires modernisation throughout, which is being offered with no onward chain. Located towards the end of a cul-de-sac within convenient access to Langport. There is scope to extend or develop the property, subject to any relevant planning permissions. Accommodation comprises, living room, kitchen/dining room, 3 bedrooms, wet room and an out side storage area. Early viewing is recommended to appreciate the potential this property has to offer.



### ACCOMMODATION:

Covered door access to:

#### Hallway:

Smoke detector, thermostatic control, radiator, stairs rising to first floor landing, doors off to:

#### Living Room: 17' 5" x 12' 7" (5.32m x 3.84m)

Max measurements. Dual aspect uPVC double glazed windows to the front and side, radiator, electric night storage heater, under stairs storage cupboard, picture rail.

#### Kitchen/Breakfast Room: 11' 11" x 9' 8" (3.63m x 2.95m)

Max measurements. Front aspect uPVC double glazed window, stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, tiled splash backs, radiator, space and plumbing for washing machine, space for electric cooker, gas combination boiler, strip light, door out to side garden.



**First Floor Landing:**

Radiator, smoke detector, wood flooring, doors off to:

**Bedroom 1: 14' 5" x 9' 8" (4.39m x 2.95m)**

Max measurement. Dual aspect uPVC double glazed windows to the front and side, radiator, electric night storage heater, stripped wood flooring.

**Bedroom 2: 9' 8" x 9' 6" (2.95m x 2.90m)**

Min measurements. Front aspect uPVC double glazed window, radiator, stripped wood flooring.

**Bedroom 3: 9' 5" x 7' 5" (2.86m x 2.27m)**

Side aspect uPVC double glazed window, radiator, stripped wood flooring.

**Wet Room:**

Side aspect opaque uPVC double glazed window, Mira electric shower, low level toilet, Vanity wash hand basin, radiator, tiled splash backs.

**Outside:**

There is an extensive garden to the front with a lawned garden and mature trees, shrubs, roses and budlias. There is potential to provide off road parking subject to relevant permissions. To the side is a concrete patio



and level garden with brick wall and fence panel side borders.

**Storage: 9' 9" x 5' 3" (2.98m x 1.61m)**

There is access from the kitchen to a covered entrance and arch to the storage area which has a front aspect uPVC double glazed window, power and lighting.

**Services:**

The property is connected to mains electricity, water, drainage and gas. Council Tax Band B. EPC Rating D.

**Directions:**

What3words: ///lawfully.zealous.corals

**Amenities:**

The town of Langport has a range of facilities fulfilling most day to day needs, with a variety of

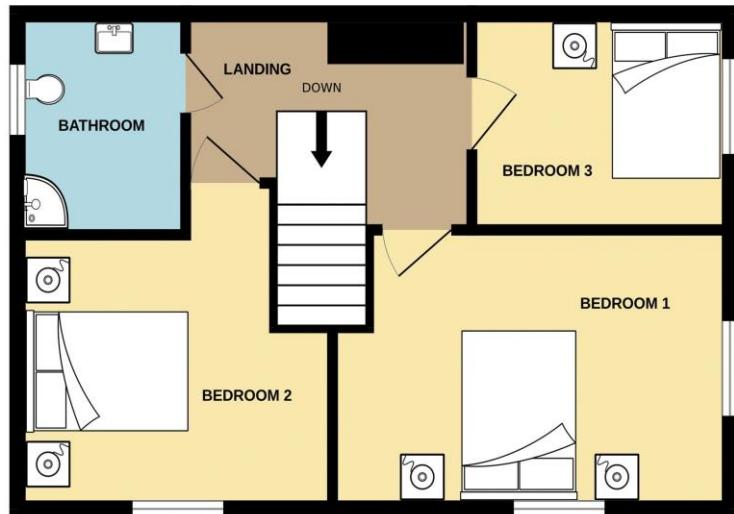
shops including a Tesco store, medical centre, various churches and schools for all age ranges including the well-known Huish Academy. The town of Langport itself lies only about 8 miles north of the A303 which connects to the national motorway network, and is well placed for the larger towns of Taunton 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:**

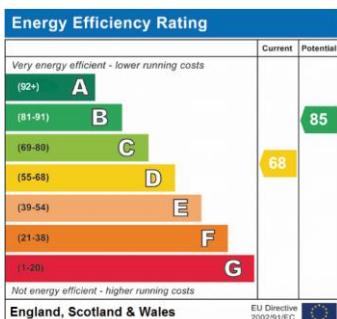
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fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial 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. Broadband Speed: If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

## 1ST FLOOR



## GROUND FLOOR



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