



Flat C, Norton House, Bow Street,
Langport, Somerset, TA10 9PW

Offers In The Region of
£165,000
1 bedrooms
Ref:EH001999



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Overview

- Period Property in the heart of Langport town.
- Modern Kitchen Fitted By The Existing Owners
- Living Room and Double Bedroom
- Communal Gardens
- Close to Local Amenities
- No Onward Chain
- Master with ensuite



A beautiful grade 2 listed one bedroom maisonette offers a wealth of character in the centre of Langport. Accommodation is arranged over the first and second floor and comprises a generous double bedroom with en-suite bathroom to the top floor, a handsome lounge, kitchen/breakfast room and shower room to the first floor. Period features include a bay window with window seat, period fireplace and exposed floorboards in the lounge, sliding sash windows and high ceilings. The property comes with use of a mature communal garden that has direct access to the moor behind, a share of the freehold and no onward chain.



Accommodation:

A part glazed door opens into:

Communal entrance:

Shared with one other flat, there is one window to the side at the top of the stairs, a meter cupboard and the stairs rise to the first floor.

Entrance Hall:

There is space to hang coats, a fuse board and doors lead off to:

Lounge/Diner: 16' 4" x 15' 4" (4.98m x 4.68m)

A bay window to the front which has sliding sash windows and a window seat, one other window to the front aspect adds more light. This room also has two radiators, a period fireplace with stone surround, hearth and wooden mantel over, which creates a wonderful focal point. Other features of note are the stunning exposed wooden floor boards and high ceiling. A spiral staircase leads to the first floor.



**Kitchen/Breakfast Room: 11' 10" x 9' 11"
(3.61m x 3.02m)**

Window to the rear with view of garden, a 1 1/2 bowl ceramic sink/drainer unit mixer tap over and storage cupboard under. A further range of wall hung, floor standing and drawer storage units, work surface and tiled splash backs. A Hotpoint dishwasher, a Sharp washing machine and a LEC fridge/freezer and a cooker. A Worcester Greenstar 32 CDI gas combination boiler.

Shower Room: 13' 11" x 3' 6" (4.23m x 1.06m)

There is one window to the front, one radiator, a white suite comprises a pedestal wash basin, a low level W.C and shower enclosure with Mira electric shower and tiles to splash prone areas. Useful shelving is found to the side of the enclosure.

Landing:

With one window to the rear and a door opens to:

Bedroom: 19' 7" x 11' 4" (5.97m x 3.45m)

Two windows to the front aspect and one radiator. A door leads to:

En-suite:

A room with restricted height but neatly laid out which has one window to the rear and overlooks the garden giving an excellent view from the bath. The white suite comprises a panelled bath, a low level W.C with concealed cistern and a wall hung wash basin.



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OUTSIDE:

The property is accessed via a private shared alley lined with flagstones. The entrance can be found to the rear of the building and a pathway continues to the communal garden shared with 4 other properties. A wonderful mature garden largely laid to lawn with a variety of mature plants, flower beds and trees. A bridge via a locked gate to the very rear of the garden gives pedestrian access to the moor behind.

Parking:

Ample parking can be found in the nearby free public car park.

Services:

Mains gas, water, electric and drainage are all connected.

Agents Note:

There is a 999 year lease commencing 21st July 2022, with a share of the freehold. The maintenance/annual service charge varies each

year, it is split between five properties and is circa £1,100 each per annum. It covers the upkeep of the garden, building insurance, fire alarm maintenance/repairs and the upkeep of the communal areas. EPC Rating: C Council Tax Band: B

Directions:

What3words://tells.shaver.agency

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, take aways, butcher, cafes, bakery and schools for all age ranges including the well known Huish Episcopi 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-

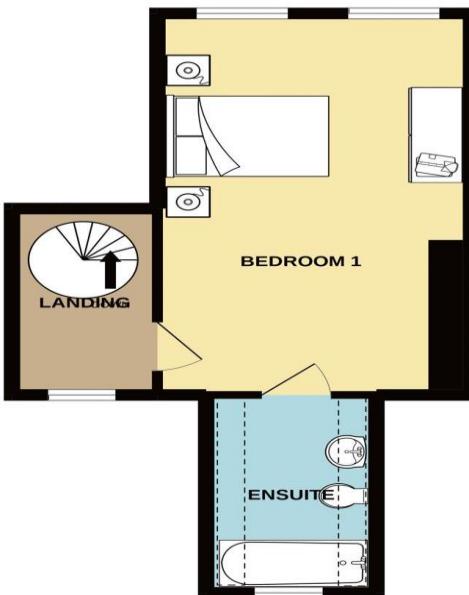
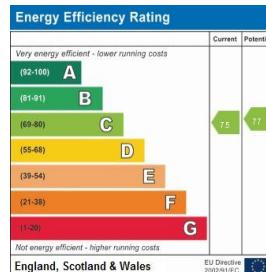
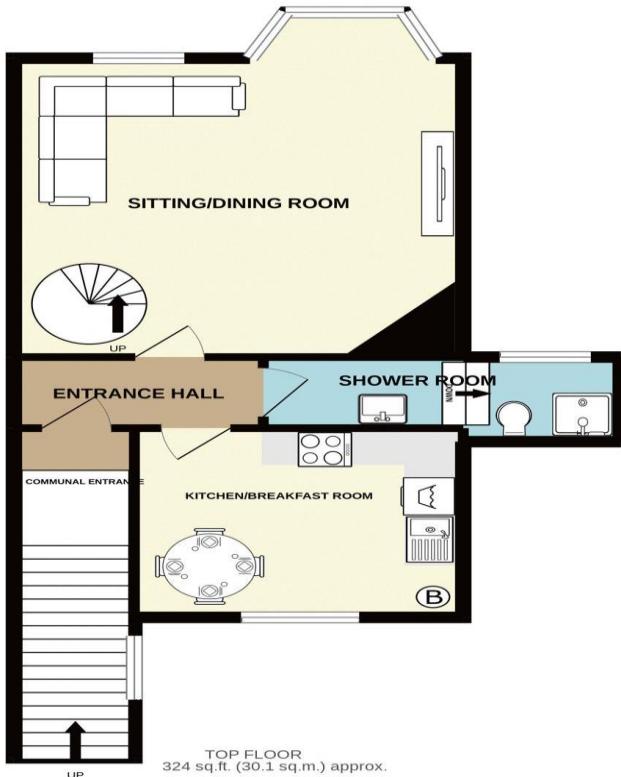
line railway station (London/Paddington), Bridgwater and Yeovil with their main-line railway stations (Waterloo and Paddington). The Dorset coast is about 25 miles.

Viewings By Appointment:

Langport Office 01458 252530

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TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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