

2 Tavenders Cottage, Long Sutton,  
Langport, Somerset, TA10 9NE

Guide Price £320,000

3 bedrooms  
Ref:EH001627



ENGLISH HOMES

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## Overview

- A 3 bedroom semi detached house
- Garden backing onto open countryside
- Countryside walks near to the property
- Attractive fireplace
- Gas central heating
- Popular village location
- Kitchen/breakfast room



A 3 bedroom semi detached cottage which has countryside views to both the front and rear. Benefits include gas central heating, double glazing, a garden which backs onto open countryside and being in the popular village of Long Sutton. With accommodation comprising, hallway, lounge, kitchen/breakfast room, utility, shower room and 3 bedrooms all with countryside views.



### Accommodation:

Opaque uPVC double glazed door provides access to:

#### Hallway:

Laminate flooring, radiator, inset spot lights, stairs rising to first floor landing, telephone point, door through to:

#### Living Room: 15' 5" x 14' 8" (4.70m x 4.47m)

Maximum measurements. Dual aspect uPVC double glazed window to both the front and side, radiator, telephone point, wood burner with slate hearth and brick surround, laminate flooring, door through to:

#### Kitchen/Breakfast Room: 14' 10" x 12' 4" (4.51m x 3.77m)

Maximum measurement. Rear aspect uPVC double window with countryside views, Shaker style kitchen with wall mounted and low level kitchen units, wooden work surfaces, sink and drainer with mixer taps, tiled splash backs, Halogen hob, space for electric oven, tile effect flooring, understairs storage cupboard, space for upright fridge/freezer, inset spotlights, glass panel door to utility, door to bathroom.



**Utility: 7' 9" x 4' 7" (2.35m x 1.40m)**

Rear aspect uPVC double glazed window with countryside views, space and plumbing for washing machine, inset spotlights, tile effect flooring.

**Bathroom:**

Side aspect uPVC double glazed windows, heated towel rail, shower cubicle with waterfall shower head, inset spotlights, low level dual flush toilet, pedestal wash hand basin, tiled splash backs, gas boiler, wood effect tiled floor, spot lights, extractor fan.

**First Floor Landing:**

Rear aspect window with countryside views, radiator, strip wood flooring, inset spot lights, smoke detector, doors leading off to:

**Bedroom 1: 12' 10" x 9' 11" (3.91m x 3.03m)**

Rear aspect window with countryside views, side aspect uPVC double glazed windows, strip wood flooring.

**Bedroom 2: 12' 11" x 10' 8" (3.94m x 3.25m)**

Front aspect uPVC double glazed window with countryside views, side aspect uPVC double glazed window, strip wood flooring.

**Bedroom 3: 10' 8" x 6' 9" (3.26m x 2.05m)**

Maximum measurements. Front aspect uPVC double glazed window with countryside views, strip wood flooring.

**Front:**


There is a stone wall frontage with a gravelled area. Wooden gates lead to a covered area, ideally used as a log/bin store.

**Rear:**

The garden is laid to lawn with a concrete and gravelled patio area which then opens up to open countryside. Enclosed within the garden is a shed, with fence panel surround.

**Agents Note:**

Whilst there is no formal off road parking, the owner does currently use this to park their car. There is also an approved planning application to provide vehicular access. The link to the planning website is:

<https://publicaccess.southsomerset.gov.uk/online-applications/applicationDetails.do?activeTab=su&mmmary&keyVal=R8DVZOWLMCO0>

**Services:**

There is mains gas, electric, water and drainage to the property.

**Directions:**


From English Homes Langport office turn right and right again up The Hill and through the hanging chapel. Take the second right to Long Sutton. On entering Long Sutton the property is located on the right hand side denoted by an English Homes For Sale board.

**Amenities:**

Long Sutton is a popular South Somerset village, which lies approximately 3 miles south east of Langport and mostly consists of individual properties. Facilities include the village hall, church and the well patronised Long Sutton Golf Club (less than 1 mile distance). The Devonshire Arms is a popular pub/hotel and there are numerous walks to be had along the river and across the moors. There is a much respected Primary School and a village shop.

**VIEWINGS BY APPOINTMENT:**

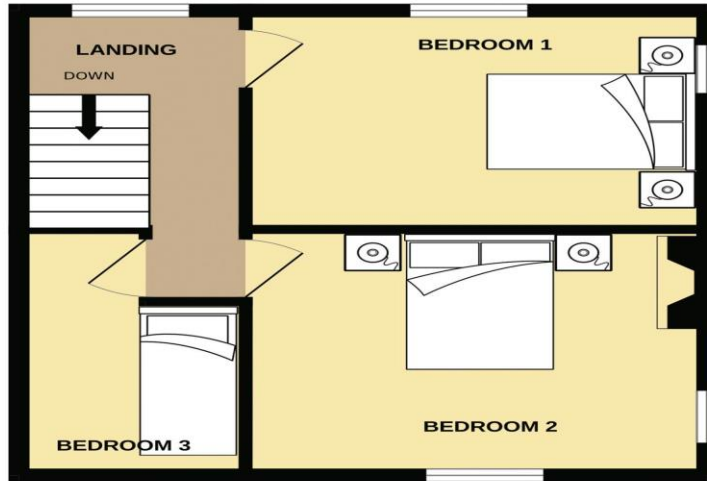
**Langport Office 01458 252530**

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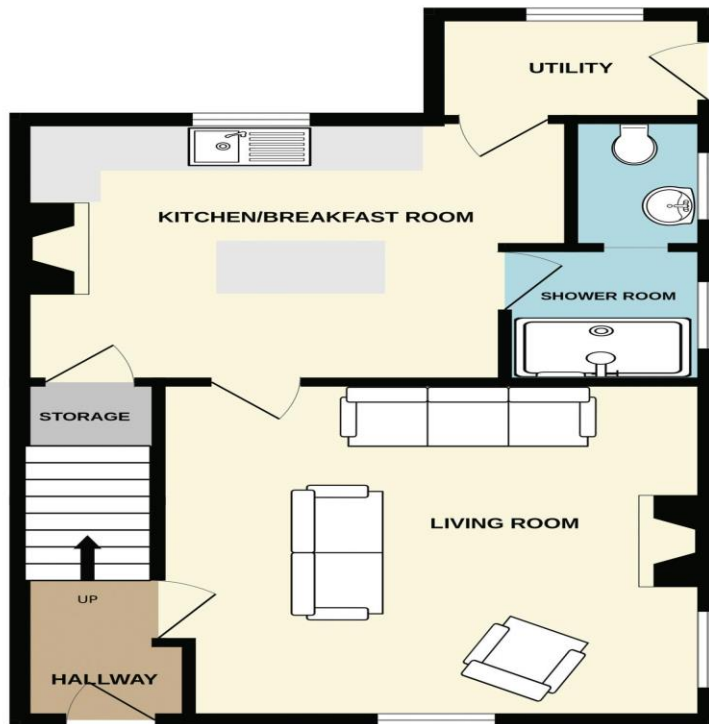


checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do 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. 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



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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