



58 Garden City,
Langport, Somerset, TA10 9SX

Guide Price £280,000

3 bedrooms
Ref:EH001697



ENGLISH HOMES

www.english-homes.co.uk

Overview

- 3 bedroom semi detached house
- Off road parking & car port
- Garage/workshop measuring 12.34m in length
- Cloakroom
- Spacious family garden
- uPVC double glazing
- Cul-de-sac location
- Living room & separate dining room



A 3 bedroom semi detached house in a cul-de-sac location with the well presented and spacious garden. Enclosed within the garden is a spacious garage which measures 12.34m in length, ideal for anyone who has classic cars or used as a hobby room. The property further benefits from uPVC double glazing, cloakroom, off road parking with car port and a variety of sheds and summerhouse. Accommodation comprises living room, dining room, cloakroom, kitchen/breakfast room, utility, 3 bedrooms and family bathroom.



ACCOMMODATION:

Opaque uPVC double glazed door provides access.

Hallway:

Stairs rising to first floor landing, doors lead off to:

Living Room: 15' 2" x 10' 4" (4.63m x 3.14m)

Front aspect uPVC double glazed window, wood burner with tiled hearth and back boiler, laminate flooring, archway to:

Dining Room: 9' 3" x 8' 0" (2.82m x 2.44m)

Min measurements. uPVC double glazed French doors to the rear garden, radiator, laminate flooring, arch to inner hall.

Kitchen: 15' 11" x 9' 3" (4.86m x 2.83m)

Max measurement. Dual aspect uPVC double glazed windows to the front and rear, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space for gas hob, concealed extractor fan and light over, tiled splash backs, space for American style fridge/freezer, pelmet lighting, Breakfast bar, radiator, spot lights, under stairs storage



cupboard with hot water tank, slatted shelving, door through to:

Inner Hall:

uPVC double glazed door to the utility area, archway to dining room and folding door to:

Cloakroom:

Rear aspect opaque uPVC double glazed window, tiled window sill, low level dual flush toilet, Vanity wash hand basin, tiled splash backs, heated towel rail, tiled flooring.

Utility: 9' 0" x 6' 5" (2.74m x 1.96m)

Rear and side aspect uPVC double glazed windows, space and plumbing for washing machine, tiled flooring, uPVC double glazed door to rear garden.

Landing:

Radiator, loft hatch access, doors off to:

Bedroom 1: 16' 0" x 9' 4" (4.87m x 2.84m)

Max measurement. Dual aspect uPVC double glazed windows to the front and rear, radiator, fitted bedroom suite with a double wardrobe, single wardrobe, wall mounted cupboards and bedside cabinets.

Bedroom 2: 13' 9" x 8' 0" (4.20m x 2.44m)

Rear aspect uPVC double glazed window, radiator.

Bedroom 3: 13' 3" x 8' 0" (4.04m x 2.45m)

Max measurements. Front aspect uPVC double glazed window, radiator, storage cupboard.

Bathroom:

Corner jacuzzi bath with mixer taps, corner shower cubicle with electric shower, low level



dual flush toilet, Vanity wash hand basin with mixer taps, tiled splash backs, light tunnel, heated towel rail.

Outside:

Front:

There is a block and paved driveway providing off road parking with a lawn garden. There are double wooden gates which leads to a car port and access to the garage.

Garage/Workshop: 40' 6" x 19' 4" (12.34m x 5.89m)

Double doors provide access with a uPVC double glazed courtesy door and side aspect uPVC double glazed windows.

Rear:

There is an extensive garden with a block and paved patio area and a stepping stone path which leads to the rear. The garden is laid to lawn with well stocked raised borders with a number of roses and shrubs. To the rear is a further patio area, pond and waterfall feature. Enclosed within the garden are a number of



sheds and a summerhouse with fence panel surround.

Services:

The property is connected to mains water, drainage and electricity, with the heating being multi fuel stove with back boiler & electric back up.

Directions:

What3words: ///reported.presumes.bolts

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:

Langport Office 01458 252530

info@english-homes.co.uk Disclaimers: Information

is given in good faith, but may not be accurate.

Compass points and measurements are for guidance only, especially L shaped rooms, attic rooms and land.

Fixtures & fittings are not tested so may not work (phone lines, broadband, TV antennas, satellite dishes

are a tenant rather than landlord responsibility and cost). 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

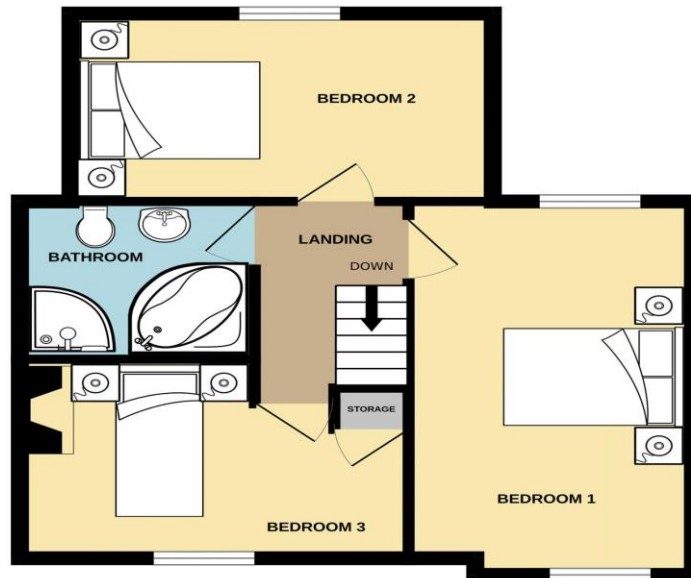
& omissions excepted. Broadband Speed: If you search Google for 'broadband speed postcode' you will find

many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different

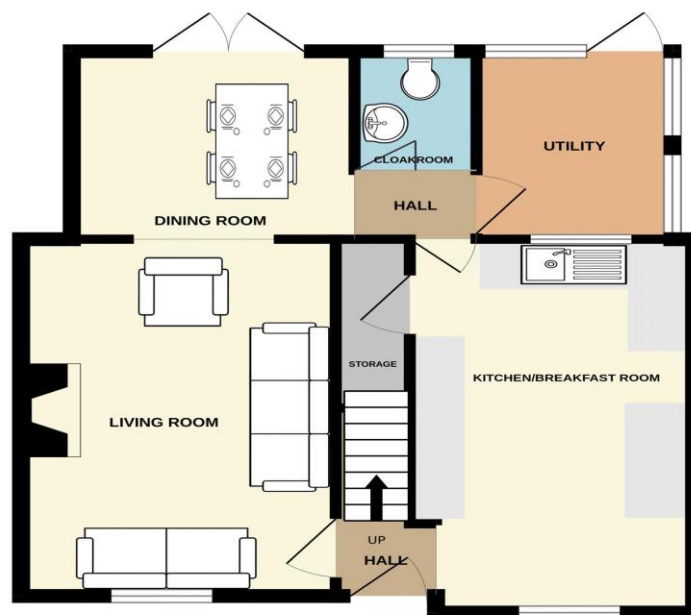
speeds which is why we do not make such claims. We have not tested items such as TV or antennas, Sky or

dishes, Broadband or telephone connections

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.
Made with Metropix ©2024



ENGLISH HOMES

9 Parrett Close, Langport, Somerset, TA10 9PC
01458 252530
Email: sales@english-homes.co.uk
www.english-homes.co.uk

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.

www.english-homes.co.uk