

LANGLAND LANE

Bridgwater, TA7 9HR

Price £500,000

Tamlyns

PROPERTY DESCRIPTION

This property is being sold with vacant possession and no onward chain, and is set in the popular village location of Catcott, this substantial house has a great opportunity to create a spacious family home, it has a generous layout.

The house is in need of modernising, however one of the standout features of this property is the lovely enclosed rear garden with mature shrubs and flowers.

Situation

*Detached Family Home*Master Bedroom with En Suite*3 further Bedrooms*Village Location*Double Glazing*Solar Panels*Sold as Seen*No Onward Chain*

Local Authority

Somerset Council Council Tax Band: F
Tenure: Freehold
EPC Rating: D

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01278 454500

house.sales@tamlyns.co.uk





PROPERTY DESCRIPTION

Description

Accommodation
All measurements are approximate

Entrance Hall
Doors to all downstairs rooms, stairs rising to first floor.

Living Room
29'5" x 13'8" (8.99 x 4.19)
Double glazed window to front aspect overlooking the garden, two radiators, Open fireplace, double glazed sliding doors giving access to rear garden and patio area.

Dining Room
14'2" x 12'0" (4.34 x 3.68)
Double glazed window to rear, radiator, there is a serving hatch to:

Kitchen/Breakfast Room
20'11" x 14'6" (6.4 x 4.42)
Double glazed window to front aspect, range of white wall and base units, work surfaces. One and a half bow stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine and dishwasher. space for Fridge freezer. Integrated double electric oven and electric hob. Double glazed sliding doors lead to the rear garden and patio.

WC
Double glazed window to side, low level WC, wash hand basin

First Floor

Landing
Double glazed window to front, radiator, all doors lead to bedrooms and family bathroom

Master Bedroom
21'7" x 13'8" (6.58 x 4.19)
Double glazed window to rear, radiator, door to:

En-suite
Double glazed window to front, low level WC, wash hand basin, panel bath, heated towel rail.

Bedroom
14'2" x 12'0" (4.34 x 3.66)
Double glazed window to rear, radiator.

Family Bathroom
Obscure double glazed window to front, four piece suite comprising low level WC, wash hand basin, corner bath and bidet. Walk in shower cubicle, radiator and heated towel rail.

Bedroom
14'6" x 12'0" (4.42 x 3.68)
Double glazed window to rear, radiator

Bedroom
10'7" x 9'8" (3.23 x 2.97)
Double glazed window to front, radiator.

Outside

Rear Garden
The rear garden is mainly laid to lawn with mature shrubs, plants and bushes, the garden is enclosed with a mix of stone wall and wooden fencing.

Double Garage
18'4" x 18'4" (5.61 x 5.61)
Electric up and over door, power and lighting, door to side and window to rear.

PROPERTY DESCRIPTION

Driveway
Parking for several cars.

Outbuilding
10'4" x 8'2" (3.15 x 2.49)
window, power and lighting, sink unit.

Further Outbuilding
10'4" x 8'2" (3.15 x 2.49)
Electric and window.

Solar Panels
The house benefits from solar panels

Front Garden
Front garden is enclosed with shrubs and plants with pathway leading to front door.

Material Information...
Additional information not previously mentioned
- Mains electric, gas and water
- Heating electric room heating
- Sewerage septic tank.
- No Flooding in the last 5 years.
- Broadband and Mobile signal.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location















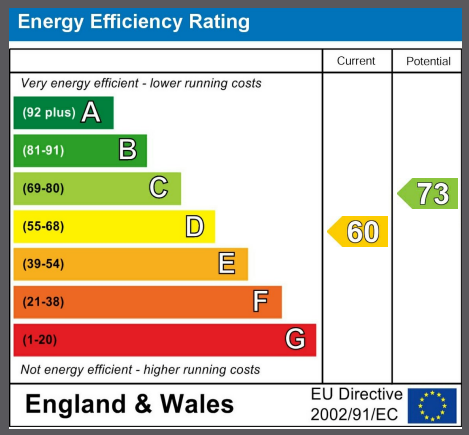




PLAN







IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.

2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied uplon for furnishing purposes and all approximate.

3. Tamlyns Estate Agents may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £240 inc VAT, HD Financial Ltd up to £240 inc VAT

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