

53 Fern Road | Langport | TA10 9BU

FREEHOLD

£325,000

PROPERTY SUMMARY

4  2  1  B 

This spacious and well-presented three-storey home in Langport has come to the market, offering generous and versatile accommodation throughout. The ground floor features a bright and modern kitchen/diner, a living room, and a convenient WC. The top floor boasts a superb master bedroom complete with an ensuite shower room, while there are three further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a private rear garden, a garage, and off-road parking. An early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

Entrance Hall

Doors leading to living room, kitchen/diner and WC. Understairs storage cupboard. Stairs To First Floor.

Living Room

16'3 x 9'10 (4.95m x 3.00m)

Radiator. UPVC double glazed UPVC window to front.

WC

Low level WC, wash hand basin. Radiator. Extractor fan.

Kitchen/Diner

A range of wall, draw and base units with laminate work surfaces over. Integrated fridge/freezer. Slide out pantry. Integrated double electric oven, gas hob and cooker hood over. Integrated dishwasher. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap over. Radiator. Cupboard housing the Baxi comber boiler. UPVC double glazed window to rear. UPVC door leading to rear garden.

Landing

Airing cupboard. Radiator. Doors leading to bedrooms two, three, four and family bathroom. Stairs to second floor.

Bedroom Two

15'4 x 10'8 (4.67m x 3.25m)

Radiator. UPVC double glazed window to rear with far reaching views.

Bedroom Three

13'3 x 9'3 (4.04m x 2.82m)

Radiator. UPVC double glazed window to front.

Bedroom Four

10'2 x 8'1 (3.10m x 2.46m)

Radiator. UPVC double glazed window to rear.



Modern Semi-Detached Townhouse

Kitchen/Diner

Living Room

Cloakroom

Master Bedroom With En Suite

Three Further Bedrooms

Bathroom

Driveway

Garage



INTERESTED IN THIS PROPERTY

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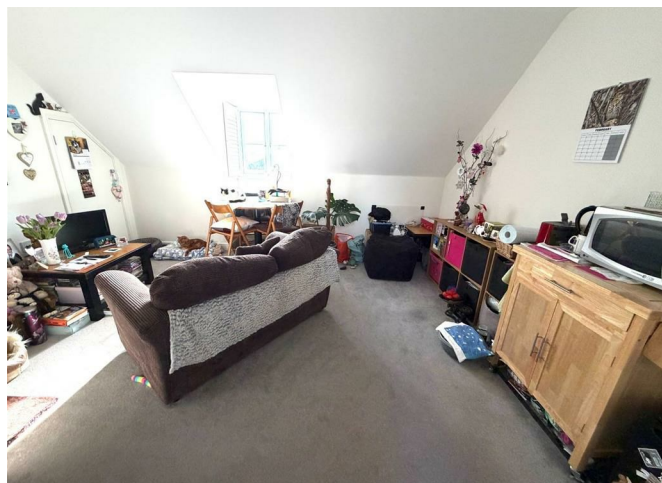
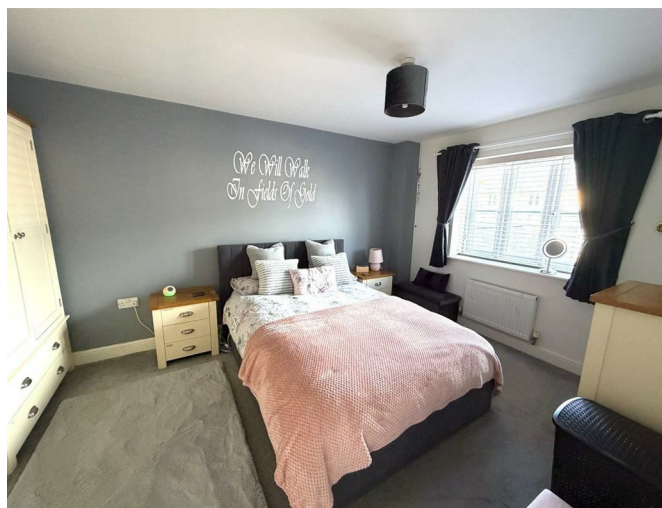
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Bathroom

7'3 x 6'3 (2.21m x 1.91m)

Low level WC, wash hand basin and P shaped bath with shower over. Tiling to splash prone areas. Heated towel rail. Extractor fan. UPVC double glazed obscure window to front.

Second Floor Landing

11'0 6'11 (3.35m 2.11m)

Currently used as an Office Room.

Eaves Storage

10'3 x 6'1 (3.12m x 1.85m)

Power and light.

Master Bedroom

12'8 x 14'9 (3.86m x 4.50m)

Radiator. Storage cupboard. UPVC double glazed window to front. Door leading to Ensuite.

En Suite

7'0 x 5'10 (2.13m x 1.78m)

Low level WC, wash hand basin and walk in shower. Tiling to splash prone areas. Heated towel rail. Extractor fan. Velux window.

Rear Garden

Mostly laid to lawn enclosed with wooden fences. Patio and entertaining area. Boarded with various trees, plants and shrubs. Gate providing access to the driveway.

Garage And Parking

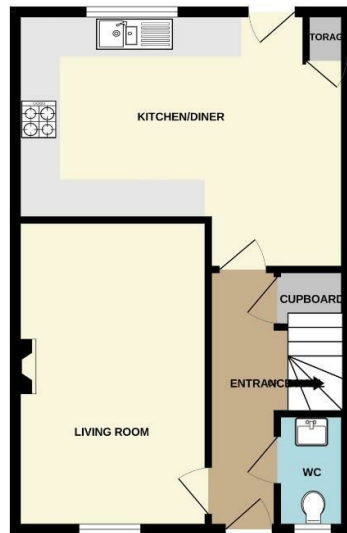
20'0 x 9'8 (6.10m x 2.95m)

Up and over door. Power and light. Eaves storage. Driveway, providing off road parking for two vehicles.

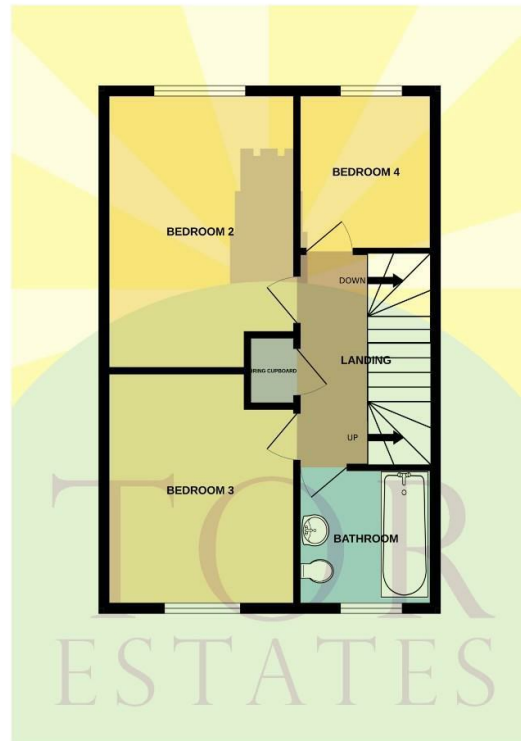
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GROUND FLOOR



1ST FLOOR



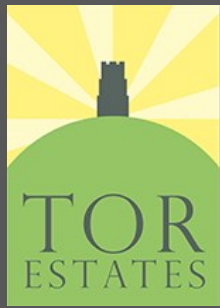
2ND FLOOR



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 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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