

53 Fern Road | Langport | TA10 9BU

FREEHOLD

£325,000

PROPERTY SUMMARY



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 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 combi 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
Need to sell first?
Please call us on
01458 888 020
to arrange
A FREE
MARKET APPRAISAL

MORTGAGE ADVICE

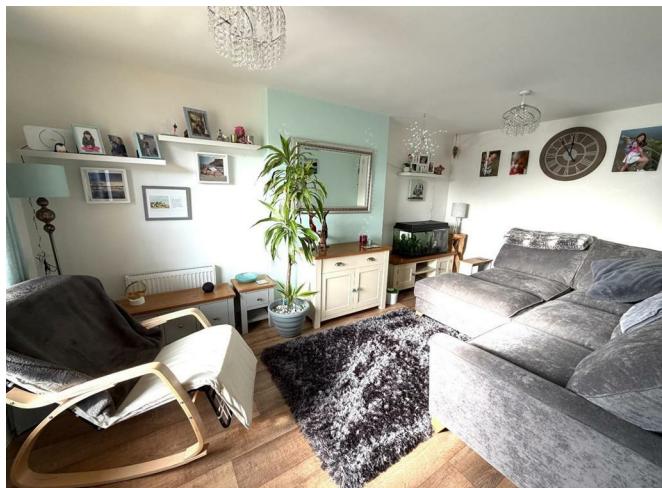
Would you like to have advice from a fully qualified Mortgage Consultant with access to the whole of the market for mortgages?

Tor Finance will assess your needs and recommend the most suitable Mortgage product available to you.

Tor Finance can assess your needs via a free initial consultation and recommend the most suitable Mortgage product available to you.

**Please call us on
01458 888 020 ext 3
to arrange
A FREE INITIAL
CONSULTATION**

Your property may be repossessed if you do not keep up repayments on your mortgage



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 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.

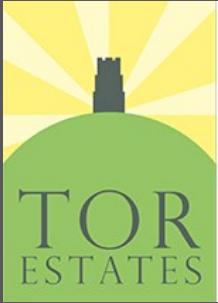
Garage And Parking

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.

Disclaimer

Important Notice: Tor Estates, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Tor Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LETTINGS

Call us today for more information

Vacant Management
Tenant Find
Full Management
Refurbishment Management
Block Management
Commercial Lets

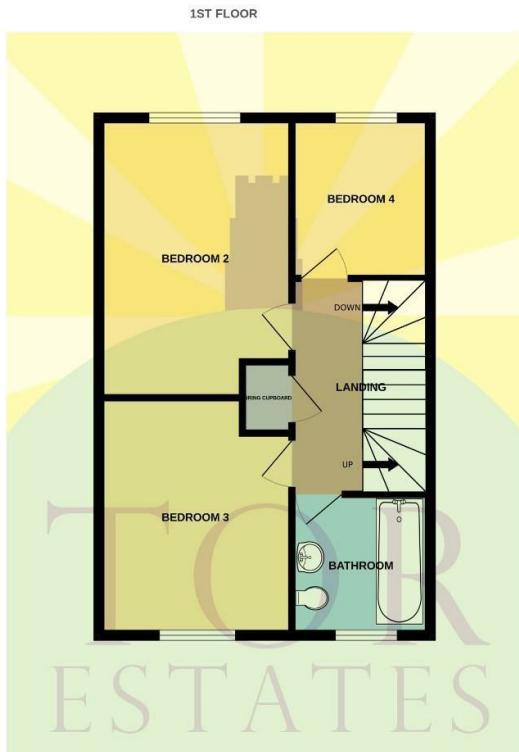
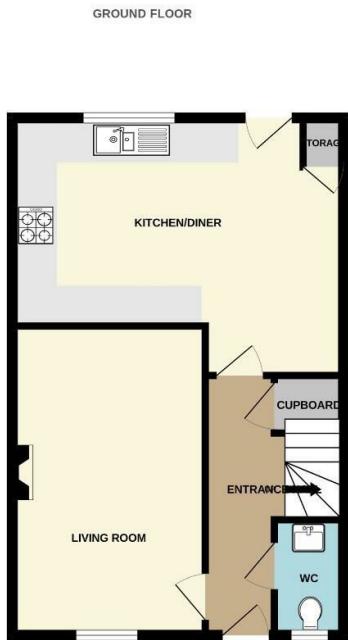
01458 888020

20 High Street
Glastonbury
BA6 9DU

73 High Street
Street
BA16 0EG

www.torestates.co.uk

info@torestates.co.uk
lettings@torestates.co.uk
mortgages@torestates.co.uk



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 ©2026

Energy Efficiency Rating

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

