



**3 Manleys Cottages, Langford Lane, Pen Elm, Taunton TA2 6NZ**  
**£375,000**

**GIBBINS RICHARDS**   
Making home moves happen

A four bed 1930's semi detached home located in Pen Elm, a village to the west of Taunton. The spacious accommodation consists of; entrance porch, two reception rooms, sun room extension, kitchen/breakfast room, utility room and cloakroom. To the first floor the property boasts four double bedrooms, family bathroom and useful study space. Externally the property benefits from large gardens, double garage and ample off road parking.

Tenure: Freehold / Energy Rating: C / Council Tax Band: B

The property occupies a cul-de-sac location off Langford Lane, in a semi rural position backing onto open fields. Local amenities can be found within the nearby village of Norton Fitzwarren or Bishops Lydeard, whilst Taunton town centre is approximately 3 miles distant and contains a comprehensive range of shopping, leisure, business amenities and a mainline intercity railway station.

- 1930'S SEMI DETACHED HOME
- FOUR BEDROOMS
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING
- VILLAGE LOCATION
- CLOAKROOM AND UTILITY ROOM
- SUN ROOM EXTENSION
- TWO RECEPTION ROOMS
- LARGE GARDENS

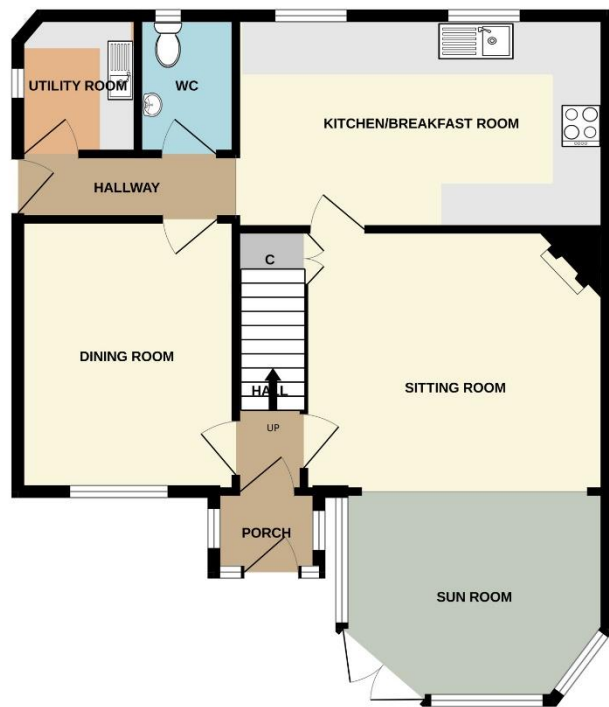




Entrance Porch	5' 0" x 3' 0" (1.52m x 0.91m)
Sun Room Extension	9' 0" x 9' 0" (2.74m x 2.74m) (at the widest points)
Sitting Room	13' 0" x 11' 11" (3.96m x 3.63m) Under stairs storage cupboard.
Dining Room	12' 0" x 10' 0" (3.65m x 3.05m)
Kitchen/Breakfast Room	17' 0" x 9' 0" (5.18m x 2.74m)
Cloakroom	6' 0" x 4' 0" (1.83m x 1.22m)
Utility Room	6' 0" x 5' 0" (1.83m x 1.52m)
First Floor Landing	Access to loft space.
Bedroom 1	11' 11" x 10' 0" (3.63m x 3.05m)
Bedroom 2	11' 0" x 10' 0" (3.35m x 3.05m) Built-in wardrobes.
Bedroom 3	9' 10" x 9' 0" (2.99m x 2.74m)
Bedroom 4	10' 0" (narrowing to 7') x 9' 11" (3.05m x 3.02m)
Study Area	5' 0" x 3' 11" (1.52m x 1.19m)
Bathroom	7' 0" x 6' 0" (2.13m x 1.83m)
Outside	There is ample off road parking along with a double garage, large gardens which includes an allotment area.
Agents Note	There are 5 solar panels on the property that are owned by the current owners and generate an income of approximately £150 every 3 months.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.  
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Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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