



Mowries Stable

Mowries Court, Somerton, TA11 6NF

George James PROPERTIES

EST. 2014

Mowries Stable

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Guide Price - £270,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

360° interactive tour Mowries Stable is a link-detached cottage converted in the 1990's from the stables of the original Mowries Farm. The cottage is tucked back from the entrance to Mowries Court and very convenient for access to the centre of the town. The property offers spacious accommodation with a large main reception room, large study and kitchen/breakfast room. There are two double bedrooms and shower room. Outside there is a large gravelled parking area to the front and courtyard garden to the rear.

Agents Note

Currently there is a door on the landing that leads to an attic area with sloping ceiling. There is scope to extend the property above the kitchen into this area to create a third bedroom subject to the usual planning permission.

Services

Mains water, drainage, gas and electricity are all connected.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23.

Sitting Room/Dining Room 26' 1" x 17' 0" (7.95m x 5.18m)

Part glazed double entrance doors lead to the main reception room with two windows to the front, two radiators and stairs leading to the first floor.

Study 11' 2" x 9' 0" (3.40m x 2.75m)

With stained glass window to the rear and radiator.



Kitchen/Breakfast Room 15' 7" x 10' 6" (4.76m x 3.21m)

With window to the rear, range of base units with single drainer sink unit with mixer tap. Radiator and door to the rear courtyard. Wall mounted gas boiler providing hot water and central heating.

Rear Hall

With part glazed entrance door.

WC

With window to the rear, low level WC and wash hand basin. Radiator.

Landing

Shower Room

With window to the side, low level WC, wash hand basin and shower cubicle with mains shower. Radiator.

Bedroom 1 12' 10" x 11' 10" (3.90m x 3.61m)

With window to the front, radiator, wash hand basin and access to the attic.

Bedroom 2 13' 9" x 12' 10" (4.20m x 3.90m)

With window to the front, radiator and mirror fronted wardrobe.

Attic Area 15' 7" x 8' 11" (4.75m x 2.73m)

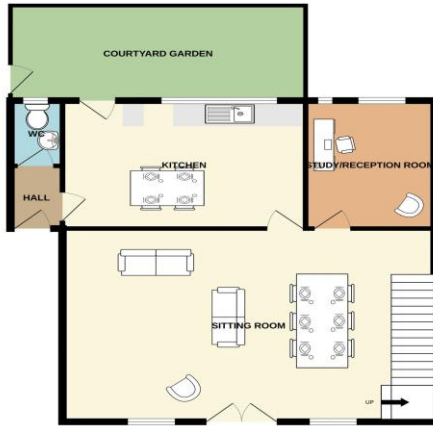
A door from the landing leads to the attic area. This area offers good storage, there is a sloping roof with restricted head room. There's a possibility that the roof could be extended to provide an additional bedroom. Any alterations would require the usual planning permission.

Outside

To the front of the house is a large gravelled parking area. There is an enclosed courtyard to the rear with side access gate.



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



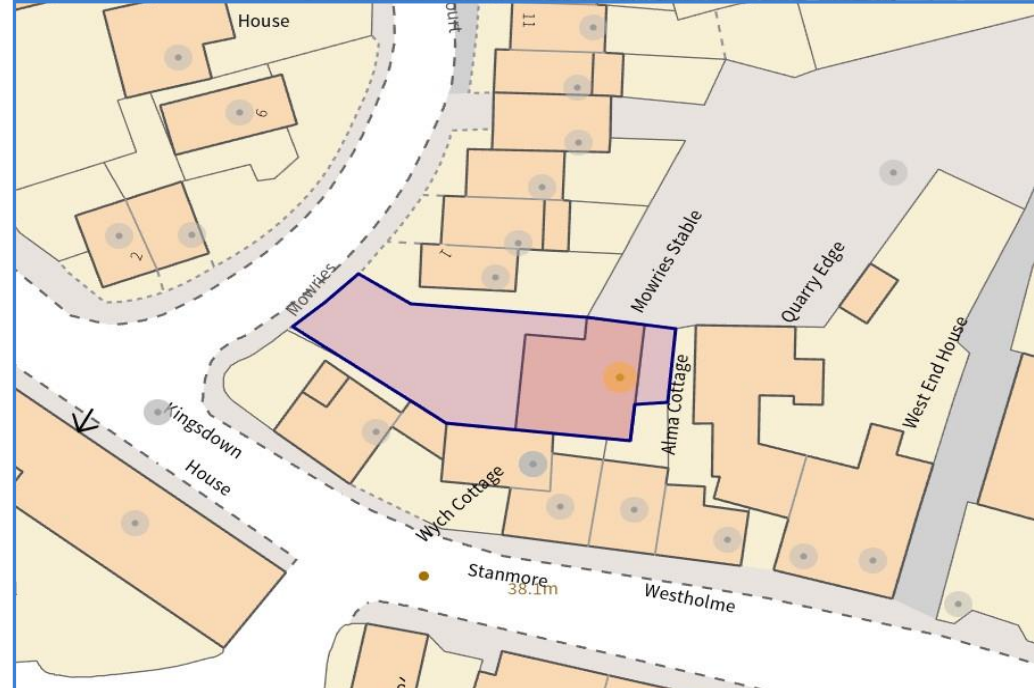
1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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