



13 Lion Mews
Somerton, TA11 7JY

George James PROPERTIES
EST. 2014

13 Lion Mews

Somerton, TA11 7JY

Guide Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

13 Lion Mews is a modern terraced townhouse presented in excellent condition throughout having recently been modernised to a high specification. Situated in the heart of Somerton within walking distance to local amenities, accommodation is arranged over three floors and comprises kitchen, cloakroom and sitting room on the ground floor with two bedrooms and re-modelled shower room upstairs. To the third floor there is an additional bedroom with eaves storage. Outside, the property offers a private courtyard garden to the rear and an allocated parking space.

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 are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; 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 who present a varied, stimulating programme of exhibitions and related events throughout the year. 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 central London and the South West; the M5 can be joined at junction 23.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D.

Entrance Hall

With radiator, wooden flooring, stairs to first floor and understairs storage cupboard with power point.

Downstairs Cloakroom

With low level WC, wall mounted wash hand basin, wooden flooring, radiator and extractor fan.



Kitchen 10' 3" x 5' 10" (3.13m x 1.78m)

A remodelled kitchen with window to front. A range of wall and base units, inset ceramic sink/drain unit and mixer tap, built in Zanussi four ring gas hob with oven under and Bosch extractor hood over. Space for fridge/freezer and washing machine. Concealed modern wall mounted gas fired combination boiler, tiling to splash prone areas, quarry tiled flooring and radiator.

Sitting/Dining Room 15' 0" x 12' 0" max (4.56m x 3.67m max)

With windows to rear and part glazed door to rear garden. Coal effect gas fire with surround, radiator and wooden flooring.

First Floor Landing

With radiator and stairs to second floor.

Bedroom Two 12' 1" x 9' 3" (3.68m x 2.81m)

Window to rear and radiator.

Bedroom Three 12' 1" x 6' 10" (3.69m x 2.09m)

With window to front and radiator.

Shower Room 8' 11" x 5' 2" (2.71m x 1.57m)

A newly installed bathroom suite comprising pedestal wash hand basin, low level WC and a large shower cubicle with rainforest shower head and hand unit. A feature mirror fronted medicine cabinet with power, lighting and Bluetooth speakers, two additional mirror fronted storage cabinets, towel rail, radiator, extractor fan and oak flooring.

Second Floor Landing

Bedroom One

With dormer window to front, two radiators, eaves storage and built in wardrobe with hanging rails.

Outside

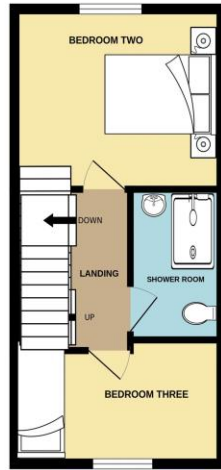
To the immediate rear of the property there is a small private courtyard garden with a modern decked seating area and oak fencing to either side. The property benefits from one allocated parking space.



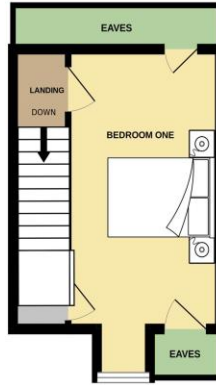
GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.

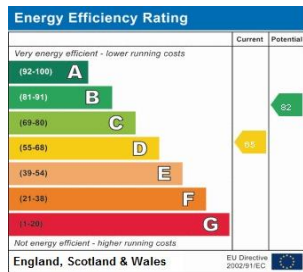


2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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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