



3a New Cross  
Somerton, TA11 6HH

George James PROPERTIES  
EST. 2014

# 3a New Cross

Somerton, TA11 6HH

Asking Price - £139,950

Tenure – Leasehold

Local Authority – Somerset Council

## Summary

This purpose built first floor flat is situated in a cul de sac on the western side of Somerton. The flat is one of four with garage in a block to the rear and off road parking. Accommodation comprises entrance porch, sitting room, kitchen, two bedrooms and bathroom. Outside there is a lawned garden to the rear with patio area.

## Lease

The original lease was 99 years from 1976, there has been a 99 year lease extension from 2024. The ground rent is £30 per annum

## 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.

## Entrance Porch

Glazed entrance door leads to the entrance porch with stairs to the first floor landing .

## Landing

With window to the side and access to the loft space. Built in airing cupboard with hot water cylinder.



**Sitting Room** 15' 3" x 12' 9" (4.64m x 3.89m)

With two windows to the front.

**Kitchen** 9' 0" x 11' 8" (2.74m x 3.55m)

With window to the rear, range of base and wall units, sink unit and built in store cupboard.

**Bathroom** 5' 10" x 8' 4" (1.79m x 2.53m)

With window to the rear, low level WC, wash hand basin and panelled bath with electric shower over.

**Bedroom 1** 8' 11" x 12' 10" (2.71m x 3.90m)

With window to the front and built in cupboards.

**Bedroom 2** 12' 3" x 8' 4" (3.73m x 2.53m)

With window to the rear.

### Outside

A pedestrian gate and path leads to the front door. The path continues to an enclosed garden with lawn and patio area.

**Garage** 17' 11" x 9' 0" (5.46m x 2.74m)

With up and over garage door.



### Energy Efficiency Rating

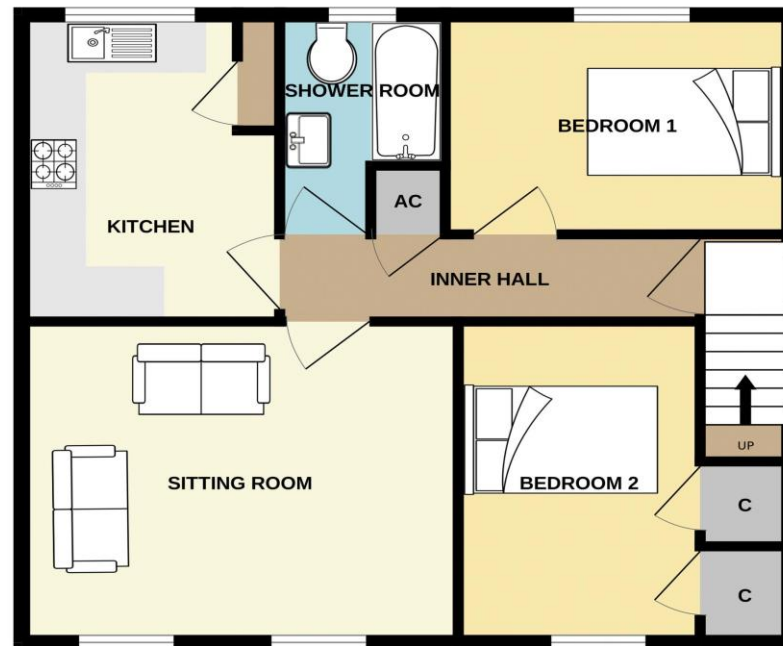
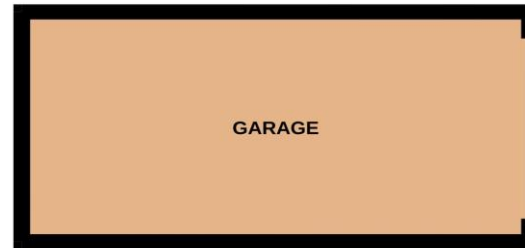
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



GROUND FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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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