



Touchwood

8 St. Cleers, Somerton, TA11 6HL

George James PROPERTIES

EST. 2014

Touchwood

8 St. Cleers, Somerton, TA11 6HL

Guide Price - £329,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Touchwood is a semi-detached bungalow quietly situated in this private and hidden cul-de-sac off St. Cleers. The bungalow offers accommodation including large sitting room, kitchen, conservatory, three bedrooms and shower room. Outside there is off road parking leading to a single garage and private south west facing gardens.

Amenities

Conveniently situated in the centre of Somerton, close to all local amenities. Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. 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.

Services

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

Entrance Hall

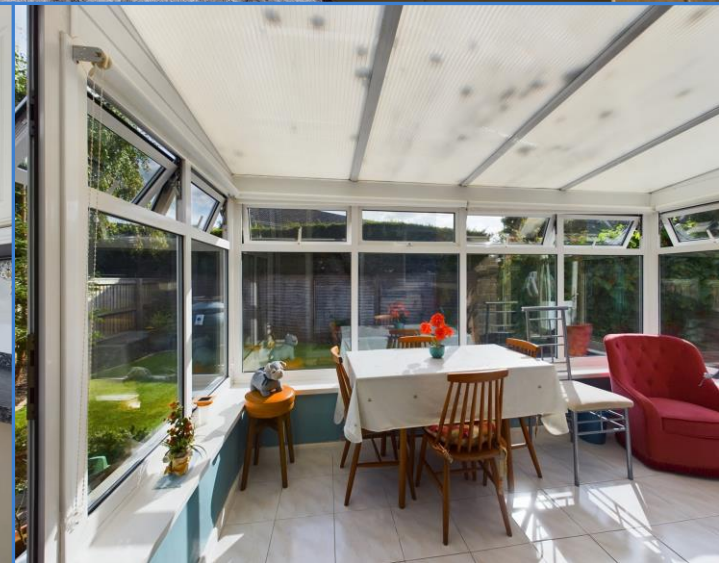
Part glazed entrance door leading to the entrance hall with radiator, built in airing cupboard with hot water cylinder and separate storage cupboard. Access to the loft space with ladder.

Sitting Room 15' 11" x 14' 10" (4.85m x 4.53m)

With window to the rear, radiator and fire place with gas coal effect fire (currently not used)

Kitchen 10' 9" x 8' 10" (3.28m x 2.70m)

With window to the rear and door to the conservatory. Base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap. Space for washing machine, fridge and freezer. Built in double oven, four ring gas hob with extractor hood over. Radiator.



Conservatory 12' 6" x 7' 7" (3.80m x 2.32m)
uPVC double glazed with tiled floor and doors to either side.

Shower Room
With window to the side, low level WC and wash hand basin. Large shower cubicle with mains shower. Radiator and tiled floor.

Bedroom 1 15' 7" x 9' 6" (4.75m x 2.90m)
With window to the front, built in wardrobes, bed side units and chest of drawers. Radiator.

Bedroom 2 12' 2" x 8' 11" (3.70m x 2.71m)
With window to the front, built in wardrobes and bed side units. Radiator.

Bedroom 3 10' 6" x 6' 11" (3.21m x 2.11m)
With window to the front. Radiator.

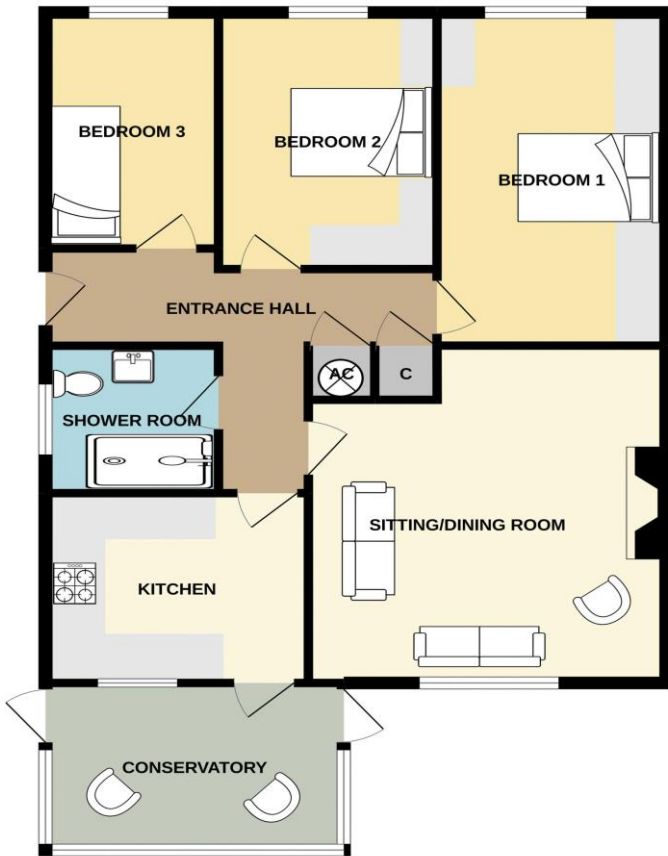
Outside
A driveway offers parking with access to the detached single garage. The front garden is laid to ornamental gravel. A pedestrian gate leads to the rear garden.

Garage 16' 5" x 8' 8" (5.01m x 2.63m)
With up and over garage door, power and light connected. Side pedestrian door.

To the rear of the garage is a concrete area suitable for a garden shed or greenhouse. The rear garden is private with flower and shrub beds. There is a secluded patio area adjacent to the conservatory.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		88
69-80	C		
55-68	D		69
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 903 sq.ft. (83.9 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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