



41 Highfield Way  
Somerton, TA11 6SQ

George James PROPERTIES  
EST. 2014



# 41 Highfield Way

Somerton, TA11 6SQ

Asking Price - £300,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A smart semi-detached bungalow situated in this popular area of the town. Accommodation comprises kitchen, sitting room, conservatory, three bedrooms and bathroom. Outside there is off road parking for several cars, large car port and garage. Gardens to the front and rear.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band C.

## 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 Hall

Part glazed entrance door leads to the entrance hall with radiator, built in airing cupboard with radiator and access to the loft space.

## Kitchen

With window to the front and part glazed door to the side. Range of base and wall mounted kitchen units with work surfaces over. Single drainer sink unit with mixer tap. Space for washing machine, cooker, dishwasher and fridge freezer. Wall mounted Valiant gas combi-boiler providing hot water and central heating.





**Sitting Room**

With window to the front and radiator. Feature fireplace with electric fire.

**Bathroom**

With window to the side, low level WC and wash hand basin. Panel bath with thermostatic shower system over. Shower screen. Radiator.

**Bedroom 1**

With window to rear and radiator.

**Bedroom 2**

With window to rear and radiator.

**Bedroom 3/dining room**

With patio doors to conservatory and radiator.

**Conservatory**

uPVC conservatory with power, light and door to the garden.

**Outside**

To the front of the property there is a driveway and parking area with large car port leading to the garage. The rear garden is mostly lawn with a paved patio area. There is also a plot behind the garage which would make an ideal vegetable garden.

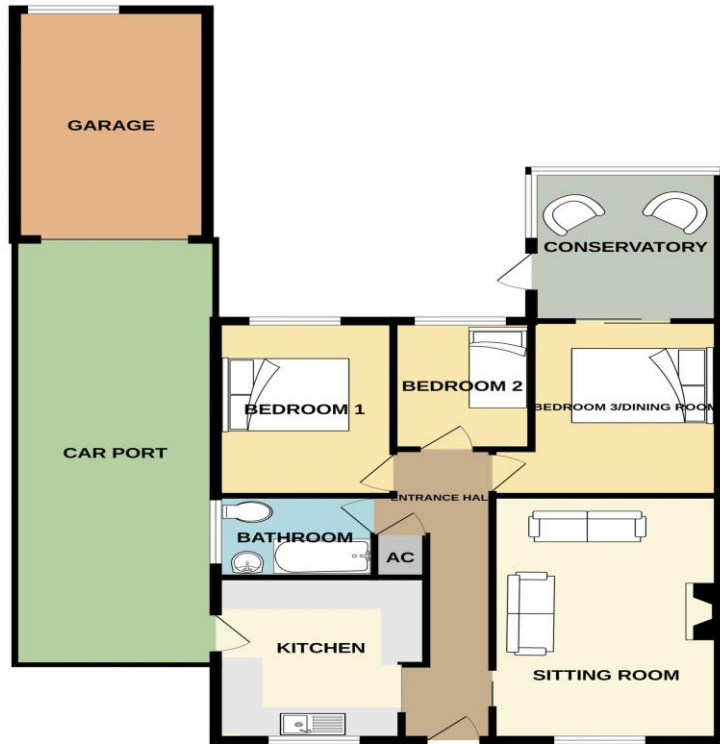
**Garage**

With up and over garage door, power and light. Window to the rear.



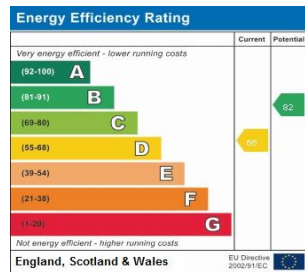


GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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