



17 Mowries Court
Somerton, TA11 6NF

George James PROPERTIES
EST. 2014

17 Mowries Court

Somerton, TA11 6NF

Guide Price - £220,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An end of terrace house conveniently situated within the town with accommodation comprising, entrance hall, kitchen, sitting room, two bedrooms and bathroom. Off road parking to the side and south facing gardens. The property is double glazed and comes with gas fired central heating to radiators.

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

Entrance Hall

Part glazed entrance door leading to the entrance hall with stairs to the first floor, radiator and understairs cupboard.

Kitchen 9' 11" x 6' 9" (3.01m x 2.05m)

With window to the front, range of base and wall mounted kitchen units. Space for washing machine, fridge freezer and cooker. Extractor hood. Single drainer sink unit with mixer tap.

Sitting Room 14' 2" x 13' 1" (4.31m x 4.00m)

With French doors to the garden. Radiator.



Landing

With radiator. Access hatch to the loft space, the gas fired combination boiler is located in the attic providing hot water and central heating.

Bathroom

With low level WC, wash hand basin and panelled bath with electric shower over. Ladder heated towel rail. Wall mounted medicine cabinet.

Bedroom 1 13' 1" x 9' 4" (4.00m x 2.84m)

With window to the front and radiator.

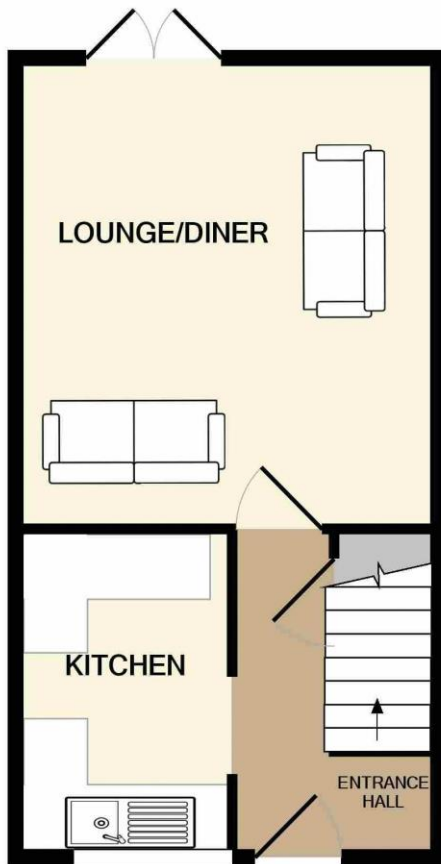
Bedroom 2 9' 10" x 8' 2" (3.00m x 2.49m)

With two windows to the front and radiator. Built in airing cupboard with shelving and radiator.

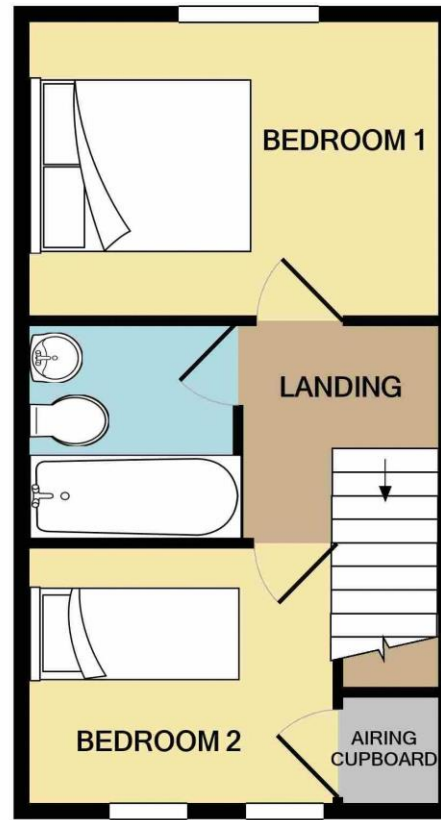
Outside

To the front of the property there is a gravelled garden with path to the front door. A driveway to the side of the house offers parking for two cars. A pedestrian gate leads to the rear, the rear garden is south facing, laid mainly to artificial lawn.



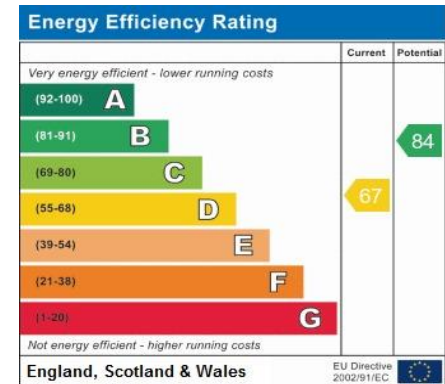


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2020



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.