



3 Laburnum Close  
Somerton, TA11 6LP

George James PROPERTIES  
EST. 2014



# 3 Laburnum Close

Somerton, TA11 6LP

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

An extended semi-detached house with excellent size living accommodation. The property is beautifully presented throughout with accommodation comprising entrance hall with WC, sitting room/dining room opening to a garden room. There is a modern kitchen and separate large utility room. Access from the utility room leads to a further living room/ office area with shower room. This area could be utilised as a fourth bedroom or annex. To the first floor there are three bedrooms and bathroom. Outside a driveway leads to a single garage.

## Services

Mains water, drainage, gas and electricity are all connected. Council tax band C. The property has solar panels (Photovoltaic - PV) which also heats the hot water.

## Agents Note

The property was extended some time ago providing additional ground floor accommodation. We understand from the sellers that they do not have any records of a building regulation certificate however an indemnity insurance is set up and will be provided.

## 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 is a good level of amenities including shops, bank, 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.

## Entrance Porch

Part glazed entrance door leads to the entrance porch with window to the side and entrance door to:-

## Entrance Hall

With stairs to the first floor, radiator and under stairs cupboard.

## WC

With low level WC, wash hand basin and radiator.





**Sitting Room/Dining Room** 24' 5" max x 10' 11" max (7.45m max x 3.33m max)

With window to the front, two radiators, gas coal effect fire and serving hatch from the kitchen.

**Conseravtory** 9' 3" x 8' 8" (2.83m x 2.65m)

With radiator and patio doors to the garden.

**Kitchen** 11' 0" x 8' 8" (3.35m x 2.65m)

With window to the rear, fitted kitchen comprising base and wall mounted units with work surfaces over, built in oven and four ring gas hob and extractor over. Space for fridge and dishwasher, single drainer sink unit with mixer, wall mounted Worcester gas boiler providing hot water and central heating.

**Utility Room** 11' 4" x 8' 11" (3.46m x 2.71m)

With window to the side, modern units comprising base and wall mounted units with work surfaces over and single drainer sink unit. Space for fridge/freezer, washing machine and tumble dryer. Door to rear garden and door to garage.

**Living room/annex bedroom 4** 20' 4" max x 8' 3" (6.20m max x 2.51m)

With windows to the side and rear, door to the garden. Two electric radiators. This versatile area could be used as an additional living room, work room/office or fourth bedroom/annex.

**Shower Room**

With ladder towel rail and shower cubicle with electric shower.

**Landing**

With window to the side, access to attic and built in airing cupboard with hot water cylinder and shelving.

**Bedroom 1** 12' 6" x 10' 1" (3.81m x 3.07m)

With window to the rear, radiator and built in double wardrobe.

**Bedroom 2** 11' 8" x 9' 5" (3.55m x 2.88m)

With window to the front, radiator and built in double wardrobe.

**Bedroom 3** 7' 8" x 7' 7" (2.34m x 2.31m)

With window to the rear and radiator.

**Bathroom**

With window to the front, bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over and shower screen. Ladder towel rail and tiling to splash prone areas.

**Outside**

To the front of the property vehicular gates lead to the driveway and access to the garage. The front garden is laid to lawn with flower and shrub beds enclosed by a laurel hedge.

**Garage** 18' 4" x 9' 4" (5.58m x 2.84m)

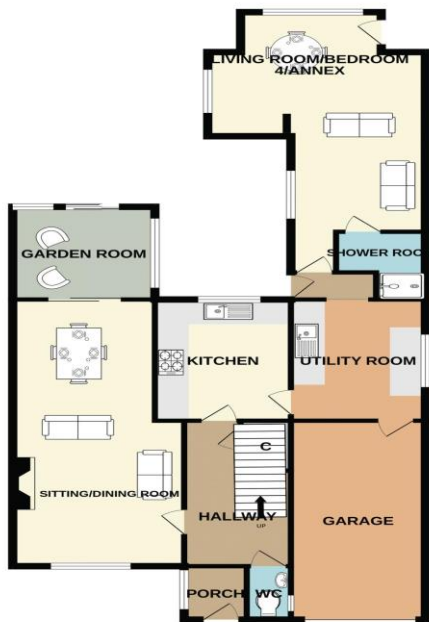
With widened electric roller door, power and light connected, pedestrian internal door to the utility room.

The rear garden has a lawned area with patio, outside tap.

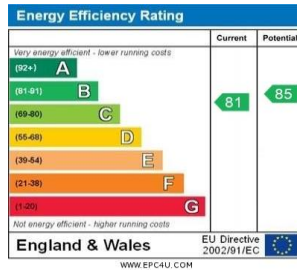




GROUND FLOOR



1ST FLOOR



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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