



12 Russet Road  
Somerton, TA11 6AU

George James PROPERTIES  
EST. 2014

# 12 Russet Road

Somerton, TA11 6AU

Guide Price - £185,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A modern coach house with accommodation comprising entrance hall, open plan sitting room/kitchen, two double bedrooms and bathroom. Two parking spaces and garage.

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

## Entrance Hall

With stairs to first floor and radiator.

## Open Plan Kitchen/Sitting Room 18' 1" x 16' 7" max (5.52m x 5.06m max)

With window to front and skylight, range of wall and base units with inset stainless steel sink/drainer and mixer tap, integrated appliances comprising washing machine and fridge/freezer, two radiators, built in four ring gas hob with oven under and stainless steel extractor canopy over.

## Bedroom One 13' 11" x 8' 8" (4.25m x 2.63m)

With window to front and radiator.



**Bedroom Two** 10' 3" x 9' 3" (3.12m x 2.81m)

With window to side, access to roof space and radiator.

**Bathroom** 6' 11" x 5' 7" (2.10m x 1.70m)

With skylight, low level WC, wall mounted wash hand basin, heated towel rail, panelled bath with mains shower over and glass screen, tiled floor, part tiled walls, extractor fan and shaver point.

**Outside**

There is shared access to the rear of the property leading to the parking area and garage.

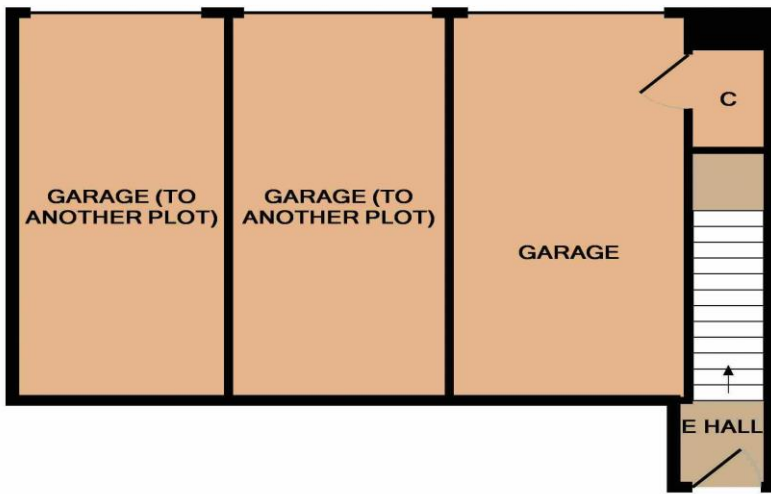
**Garage** 18' 4" x 9' 8" (5.60m x 2.95m)

With up and over garage door, light, power and cupboard housing wall mounted gas fired boiler and consumer unit.

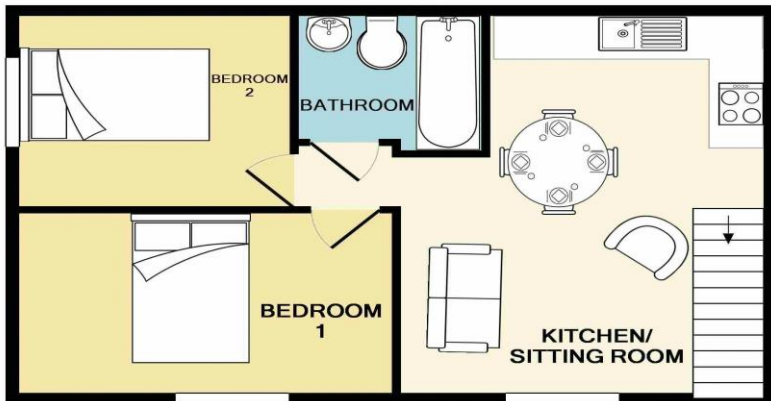


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GROUND FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 SQ.M.)

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

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