



20, Pearmain Road  
Somerton, TA11 6AY

George James PROPERTIES  
EST. 2014

# 20, Pearmain Road

Somerton, TA11 6AY

Guide Price - £260,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

20 Pearmain Road is a well presented modern terraced house built in 2019 by Bovis Homes occupying a pleasant position overlooking the park. The accommodation is arranged over two floors and comprises cloakroom, open plan sitting/dining room and kitchen on the ground floor with three bedrooms, bathroom and en-suite shower room upstairs. Outside, the property offers a rear garden, garage and off road parking.

## 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 C.

## Entrance Hall

With stairs to first floor and radiator.

## Downstairs Cloakroom

With frosted window to front, low level WC, pedestal wash hand basin and radiator.

## Sitting/Dining Room 16' 10" x 15' 6" (5.12m x 4.73m)

With windows to rear and French doors to rear garden, three radiators and understairs storage cupboard.



**Kitchen** 9' 3" x 8' 1" (2.82m x 2.47m)

With window to front, range of wall and base units with inset one and a half stainless steel sink/drainer unit and mixer tap, built in four ring gas hob with stainless steel extractor canopy over, extractor fan and integrated appliances comprising fridge/freezer, dishwasher, washing machine and eye level double oven. The current owners have added two additional wall units, creating extra storage space.

**First Floor Landing**

With access to roof space.

**Bedroom One** 12' 9" x 10' 3" max (3.89m x 3.13m max)

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

**En-suite Shower Room**

With frosted window to front, low level WC, pedestal wash hand basin, double shower cubicle with mains shower, part tiled walls, extractor fan, shaver point and radiator. Mirror-fronted medicine cabinet.

**Bedroom Two** 10' 5" x 8' 11" (3.18m x 2.72m)

With window to rear and radiator.

**Bedroom Three** 10' 5" x 6' 6" (3.18m x 1.97m)

With window to rear and radiator.

**Bathroom**

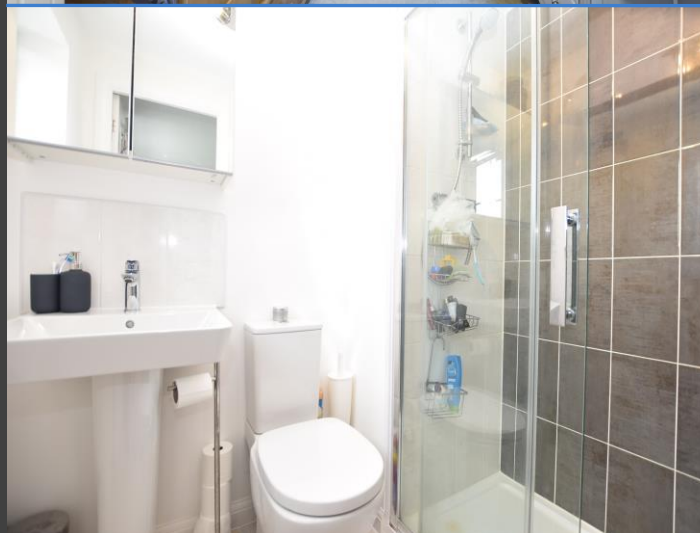
With low level WC, pedestal wash hand basin, panelled bath with hand held shower attachment, part tiled walls, heated towel rail, shaver point and extractor fan. Mirror-fronted medicine cabinet.

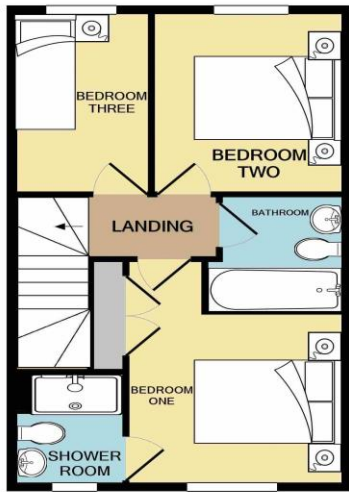
**Outside**

The rear garden is mainly laid to gravel with a patio area, decked seating area and personal door to garage. An off road parking space is available to the front of the garage.

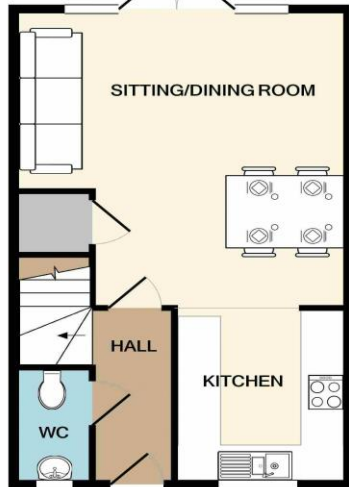
**Garage** 18' 4" x 9' 1" (5.59m x 2.77m)

With up and over garage door, light and power. Part boarded loft space.





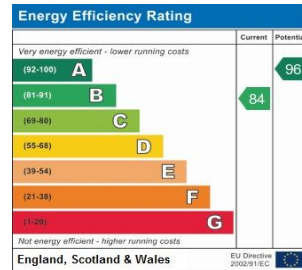
1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 828 SQ.FT. (76.9 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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