



16 St. Cleers Orchard
Somerton, TA11 6QT

George James PROPERTIES
EST. 2014

16 St. Cleers Orchard

Somerton, TA11 6QT

Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A three bedroom semi-detached bungalow on the popular St. Cleers Orchard. Includes three bedrooms, sitting room, kitchen, conservatory and shower room along with parking for several cars, garage and large South facing gardens.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then became the county town of Somerset in the 13th/14th Centuries. The town offers a good level of amenities including a wide range of independent shops, churches, medical and dental surgeries, a bank, library and primary schools. There is an excellent choice of pubs, cafes and restaurants and a varied programme of social events. The Old Town Hall now houses the ACEArts Gallery and craft shop which presents 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 town is also within easy reach of the A303 for access to London and the South West. The M5 can be joined at junction 25 (Taunton) or junction 23 (Bridgwater).

Services

Mains water, drainage and electricity are all connected. Council tax band: C. EPC rating C. The property has solar panels (Photovoltaic - PV) which are part of the Government's Feed in Tariff scheme, providing great savings on the energy costs and generating substantial income from your electrical energy supplier. Further details are available upon request.

Entrance Hall 15' 5" x 3' 7" (4.69m x 1.10m)

Part glazed front door leads to the entrance hall giving access to all internal rooms and the loft. Night storage heater.

Sitting Room 11' 3" x 15' 3" (3.44m x 4.65m)

With window to front. Night storage heater. Stone fireplace housing solid fuel back boiler which provides optional hot water.



Kitchen 7' 9" x 11' 11" (2.37m x 3.62m)

A range of wall and base units with work surfaces over. Single bowl sink and drainer unit. Electric cooker with extractor fan over and space for fridge/freezer. Part tiled walls to splash prone areas. Window to rear. Door to conservatory. Night storage heater.

Shower Room 5' 0" x 7' 11" (1.52m x 2.41m)

With window to rear. Electric heater. Low level WC. Vanity unit with integrated wash hand basin. Electric shower with easy access showering area.

Conservatory 11' 6" x 11' 10" (3.51m x 3.60m)

Including a range of base storage units with work surfaces over. Plumbing and space for washing machine and tumble dryer. Door to rear garden.

Bedroom 1 11' 11" x 8' 10" (3.62m x 2.69m)

Window to front. Electric panel radiator.

Bedroom 2 10' 0" x 7' 11" (3.04m x 2.42m)

Window to rear. Electric panel radiator. Airing cupboard with slatted shelving.

Bedroom 3 8' 6" x 6' 0" (2.60m x 1.82m)

Window to side.

Garage

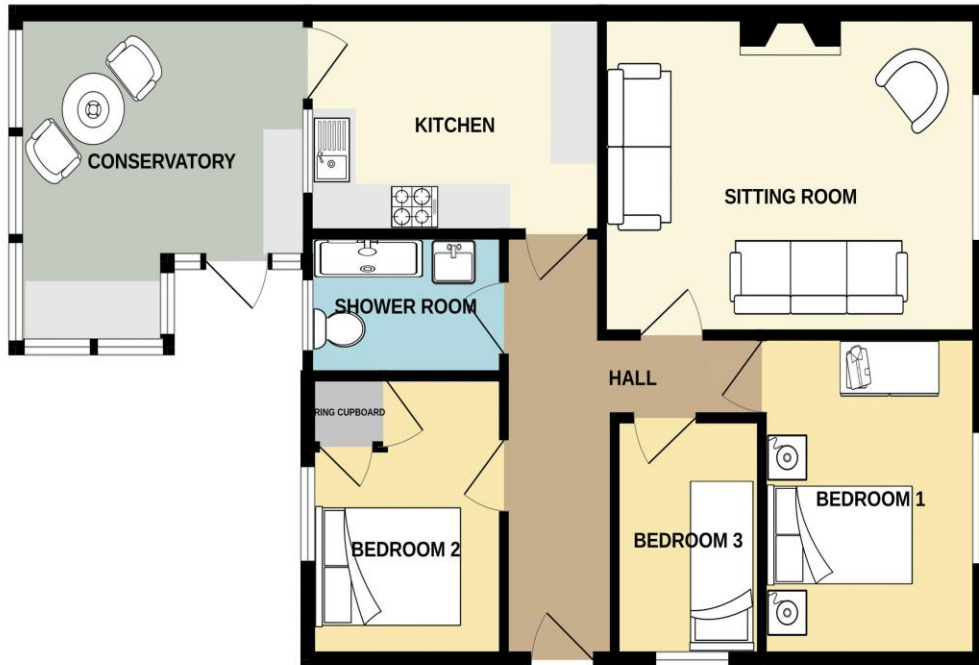
With up and over garage door. Power and light connected.

Outside

To the front of the property there is a good size garden laid mostly to lawn and bordered by flower beds, shrubs and trees. There is parking for several cars and a car port giving sheltered entrance to the bungalow, along with access to the garage and rear garden via a gate. The large south facing rear garden is mostly laid to lawn and includes various flower beds, a patio seating area and a greenhouse.



GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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.
Made with Metropix 62023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.