



6 St. Cleers Orchard
Somerton, TA11 6QT

George James PROPERTIES
EST. 2014

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Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Located within a quiet and popular position a short distance from Somerton town centre is this detached family home with ample driveway parking, an award winning wild garden to the front and a spacious enclosed southerly garden to the rear allowing for direct sunshine all day. This home offers an open plan sitting/dining room with open fireplace, a well appointed kitchen with oak worksurfaces, spacious utility room/home office, three bedrooms and a fitted bathroom with whirlpool corner bath.

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.

Services

Mains water, drainage, and electricity are connected.

Hallway

Feature staircase, tiled flooring and radiator.

Sitting Room

10' 5" x 14' 11" (3.17m x 4.55m)

With window to front, open fireplace, radiator. Open plan onto dining room.

Dining Room

8' 11" x 11' 6" (2.73m x 3.50m)

With rear aspect double doors to garden, radiator.

Kitchen

9' 0" x 9' 11" (2.75m x 3.01m)

With window to rear. A fitted kitchen comprising a range of wall and floor mounted storage units with oak worksurfaces. A double width Rangemaster five ring gas hob and double oven with extractor fan above, a ceramic inset sink and drainer unit with single mixer tap, built-in fridge and dishwasher.



Utility room 12' 4" x 6' 8" (3.77m x 2.03m)

With a side aspect window, obscure glazed doors to driveway and rear garden, radiator. Featuring a range of floor mounted storage units with roll-top worksurfaces, a stainless steel sink and drainer unit with a single mixer tap, space and plumbing for a washing machine, space for tumble dryer. Space for an office work space.

W.C

Accessed via the utility room with a window to rear.

First Floor Landing

With window to side and hatch to loft space which is boarded with a drop-down ladder and lighting.

Bedroom 1 10' 7" x 12' 9" (3.23m x 3.89m)

With window to front, full height fitted wardrobes with mirrored doors, radiator.

Bedroom 2 9' 0" x 12' 3" (2.74m x 3.74m)

With window to rear, built-in wardrobe, radiator.

Bedroom 3 9' 4" x 8' 10" (2.84m x 2.68m)

With window to front, radiator.

Bathroom 5' 5" x 6' 11" (1.66m x 2.11m)

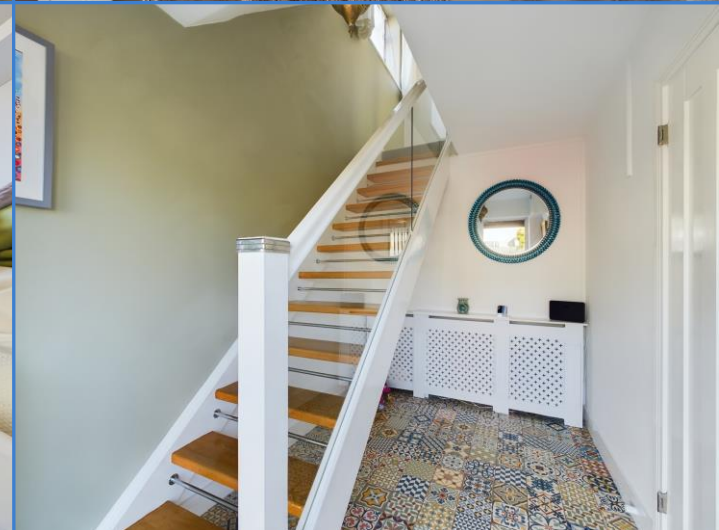
With window to rear, suite comprises a corner whirlpool bath with wall mounted shower, wash hand basin with storage cabinet below and a cistern enclosed WC. Partly tiled walls and vanity shelf.

Garage

Accessed from the front via an up and over door with power points and lighting.

Outside

To the front is a spacious driveway for approximately three vehicles featuring a car port and access to the garage. The front garden is enclosed by low level fencing and brick walling predominantly laid to lawn featuring an award winning wild garden with nature pond, hedgehog stone house and feeding station. Sown to wild flowers, this garden is a haven for wildlife and insects. To the rear is a well-proportioned Southerly aspect garden mainly laid to lawn with a paved patio, external light and water tap. To the side of the property is a timber shed with through access to the front garden.



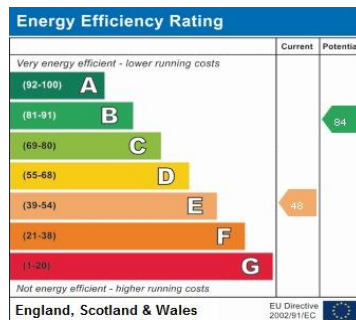
GROUND FLOOR
731 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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.
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