



33 Polham Lane
Somerton, TA11 6SP

George James PROPERTIES
EST. 2014

33 Polham Lane

Somerton, TA11 6SP

Guide Price - £235,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

33 Polham Lane is a modern end of terrace house with accommodation comprising entrance hall, kitchen/breakfast room and sitting room/dining room, to the first floor there are three bedrooms and bathroom. Outside there are private south facing gardens with timber garden shed and single garage in a block. The property is double glazed with oil fired central heating to radiators.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band B.

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. The Old Town Hall now houses the ACEArts Gallery and craft shop. 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 7' 8" x 3' 9" (2.33m x 1.15m)

With a window to the front and entrance door to the hall.

Entrance Hall

With window to the side, radiator and stairs leading to the first floor landing. Under stairs storage cupboard housing oil fired boiler providing hot water and central heating.

Kitchen/Breakfast Room 10' 7" x 10' 7" (3.22m x 3.22m)

With window to the front. Range of base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap, built in electric oven and four ring electric hob and extractor hood over. Radiator and space for washing machine.

Sitting Room/Dining Room 17' 9" x 12' 1" (5.40m x 3.69m)

With window and French doors to the rear garden. Radiator.



Landing

With window to the side, airing cupboard housing hot water cylinder and shelving. Access to the loft space.

Bathroom

With window to the front. Low level WC, wash hand basin and panelled bath with mains shower over. Ladder towel rail and full wall tiling.

Bedroom 1 *11' 3" x 8' 11" (3.43m x 2.72m)*

With window to the front and radiator.

Bedroom 2 *11' 7" x 9' 0" (3.52m x 2.74m)*

With window to the rear and radiator.

Bedroom 3 *8' 6" x 8' 2" (2.60m x 2.50m)*

With window to the rear and radiator.

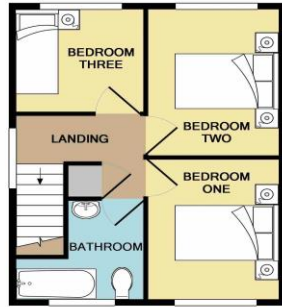
Outside

To the front of the property there is a pedestrian gate and path leading to the front door. The front garden is lawned with flower and shrub borders. A path and pedestrian gate leads to the rear garden. The rear garden is south facing with a patio, lawned gardens and raised decked seating area. Large timber garden shed and rear pedestrian gate to the parking area where there is a single garage in a block.

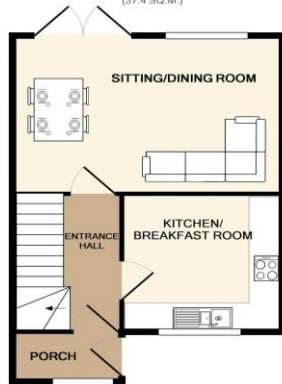
Garage

Situated in a block with up and over garage door.





1ST FLOOR
 APPROX. FLOOR
 AREA 402 SQ. FT.
 (37.4 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 430 SQ. FT.
 (39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ. FT. (77.3 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
<i>Very energy efficient - lower running costs</i>			
A	(92-100)		
B	(81-91)		62
C	(69-80)		
D	(55-68)	50	
E	(39-54)		
F	(21-38)		
G	(1-20)		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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.