



12 Falcon Close

Seavington, Ilminster, TA19 0FE

George James PROPERTIES

EST. 2014

12 Falcon Close

Seavington, Ilminster, TA19 0FE

Asking Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

12 Falcon Close is a modern detached family house built in 2019 to an exceptionally high standard, part of a small exclusive development on the edge of the village. The house offers well designed accommodation comprising entrance hall, WC, sitting room and large kitchen/dining room. To the first floor there are three double bedrooms and family bathroom. The master bedroom has an en-suite shower room. Outside a driveway to the side of the house offers parking for several vehicles, car charging point and access to the garage. The gardens to the rear offer a good degree of privacy.

Amenities

Seavington is an attractive village made up of Seavington St Mary and Seavington St Michael. Seavington has a lovely community shop and café, recreation ground, village hall and public house. Ilminster is approximately three miles away with a wide range of amenities. The M5, junction 25 lies 13 miles away and the A303 is approximately 1 mile. There is a mainline railway station at Crewkerne around 5 miles away access to London Waterloo.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired under floor heating to the ground floor rooms and radiators to the first floor. Council tax band D.

Entrance Hall

Part glazed entrance door leads to the entrance hall with stairs to the first floor and understairs storage cupboard.

WC 5' 10" x 4' 7" (1.77m x 1.40m)

With window to the side, low level WC, wash hand basin with vanity cupboards and mirror over with light.

Sitting Room 13' 1" x 12' 5" (4.00m x 3.78m)

With bay window to the front.



Kitchen/Dining Room 22' 2" x 8' 8" (6.75m x 2.63m)

With window to the rear and bi-folding doors opening to the rear garden. Range of base and wall mounted kitchen units with work surfaces over, one and half bowl sink unit with mixer tap. Fitted appliances including fridge freezer, dishwasher, electric oven and four ring gas hob with stainless steel splash back and extractor hood. Wall mounted cupboard housing Vaillant gas boiler.

Landing

With built in airing cupboard, radiator and access to the attic.

Bathroom 8' 5" x 5' 11" (2.56m x 1.80m)

With window to the front, low level WC, wash hand basin with vanity cupboard under. Panelled 'P' shaped bath with mains shower over and screen. Ladder heated towel rail.

Bedroom 1 13' 1" x 8' 4" (4.00m x 2.55m)

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

En-Suite Shower Room 9' 1" x 4' 7" (2.76m x 1.40m)

With low level WC, wash hand basin with vanity cupboards and mirror over with light. Shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 12' 3" x 8' 10" (3.73m x 2.70m)

With window to the rear and radiator. Built in double wardrobe.

Bedroom 3 9' 6" x 8' 10" (2.90m x 2.70m)

With window to the rear and radiator. Built in double wardrobe.

Outside

To the front of the property a path leads to the front door with open storm porch. The front garden is gravelled with driveway leading to the garage. There is ample off road parking and electric vehicle (EV) charging point. Pedestrian gates to both sides of the property give access to the rear garden.

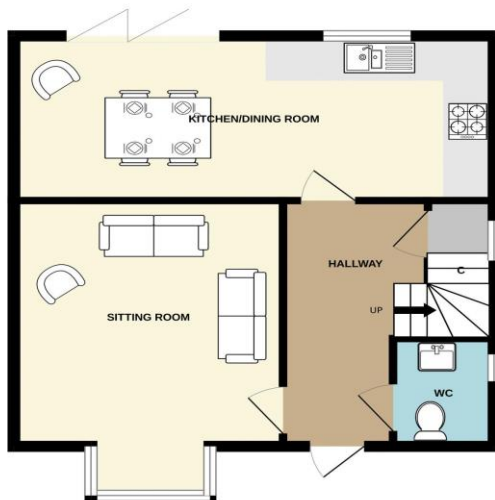
Garage 19' 4" x 10' 0" (5.89m x 3.06m)

This large single garage has an up and over garage door, apex roof storage and pedestrian door to the garden. Power and light connected.

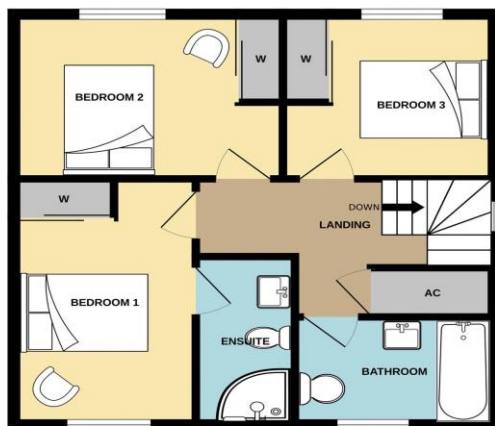
To the rear of the property is a patio area with light and water tap. The garden is laid to artificial lawn with raised planters.



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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