



# The Cottage

Bancombe Road, Somerton, TA11 6SD

George James PROPERTIES

EST. 2014

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Guide Price - £289,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

The Cottage is a beautifully presented stone built 19th century property that has undergone full updating by the current owner including new kitchen and bathroom. The property has been tastefully decorated throughout with great attention to detail and quality. The accommodation is arranged over two floors and comprises sitting room with open fireplace, dining room and fully fitted kitchen. To the first floor there are two double bedrooms and modern shower room. Outside, the property offers enclosed gardens and off road parking. The Cottage was originally a three bedroom property, the current owners have created one large principle bedroom out of two.

## 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. There are excellent state and independent local schools notably Millfield, Wells Cathedral School, Bruton schools and Hazlegrove.

## Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators from a combination boiler located in the attic. Council tax band B.

## Entrance Hall

With attractive tiled floor, stairs to first floor and radiator.



**Sitting Room** 12' 3" x 10' 7" (3.73m x 3.23m)  
With bay window to front, radiator and open fireplace.

**Dining Room** 12' 7" x 10' 11" (3.84m x 3.34m)  
With window to rear, understairs storage cupboard, radiator and opening to:-

**Kitchen** 8' 3" x 7' 6" (2.51m x 2.28m)  
With window to side and part glazed door to garden, newly fitted kitchen comprising range of wall and base units with solid Oak work surfaces, single drainer sink unit and mixer tap, fitted appliances including dishwasher, washing machine and fridge freezer. Electric cooker with extractor hood over.

**First Floor Landing**  
With access to roof space, radiator and airing cupboard.

**Bedroom One** 15' 9" x 11' 10" (4.80m x 3.61m)  
With two windows to the front and window to the side. Wood effect flooring and radiator.

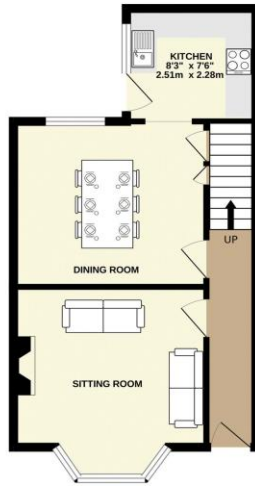
**Bedroom Two** 9' 9" x 9' 4" (2.96m x 2.84m)  
Dual aspect room with radiator.

**Shower Room**  
With frosted window to side, the new shower room has been tastefully fitted with antique wash stand with sink and mixer tap, Victorian style high level WC and large shower cubicle with mains shower. Radiator.

**Outside**  
To the front of the property there is a gravelled parking space, a pedestrian gate gives access to the rear garden which has been laid to lawn with various flower and shrub beds and shed. Brick paths with access to an enclosed area with greenhouse and raised vegetable beds. Outside water tap and lighting.



GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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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