



17 Pippin Road  
Somerton, TA11 6AX

George James PROPERTIES  
EST. 2014



# 17 Pippin Road

Somerton, TA11 6AX

Guide Price - £223,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A modern detached coach house built by Bovis Homes in 2020 retaining the remainder of its NHBC building warranty. Offering two double bedrooms and a spacious open plan kitchen and sitting room area, this home also comes with two spacious garages beneath the property.

## Amenities

Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, 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, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band B.

## Entrance Hall

Stairs to kitchen and living space. Radiator.

## Open plan Kitchen/Sitting room 18' 0" x 16' 7" (5.48m x 5.06m)

The kitchen comprises a range of wall and base storage units with roll-top worksurfaces featuring a stainless steel sink and drainer unit with a single mixer tap, a four ring gas hob with extractor fan above and fan assisted oven below. Integral appliances include a fridge, freezer and washing machine. Built in bin and recycling unit, overhead Velux window.

The sitting room area has a window to the front, two radiators, doors to both bedrooms and bathroom, stairway down to the entrance door.



**Bedroom 1** 8' 8" x 13' 11" (2.63m x 4.23m)  
With window to front and radiator.

**Bedroom 2** 9' 2" x 10' 2" (2.80m x 3.10m)  
With window to side and radiator.

**Bathroom** 5' 7" x 6' 11" (1.71m x 2.10m)  
Fitted bathroom featuring a panel enclosed bath with single mixer tap and wall mounted shower and screen, a pedestal wash hand basin and WC. Overhead Velux window, partly tiled walls, radiator and extractor fan.

**Garage** 18' 4" x 9' 8" (5.60m x 2.95m)  
There are two garages with the closest to the front door featuring power points, lighting and storage cupboard. Both garages are accessed via up and over doors.

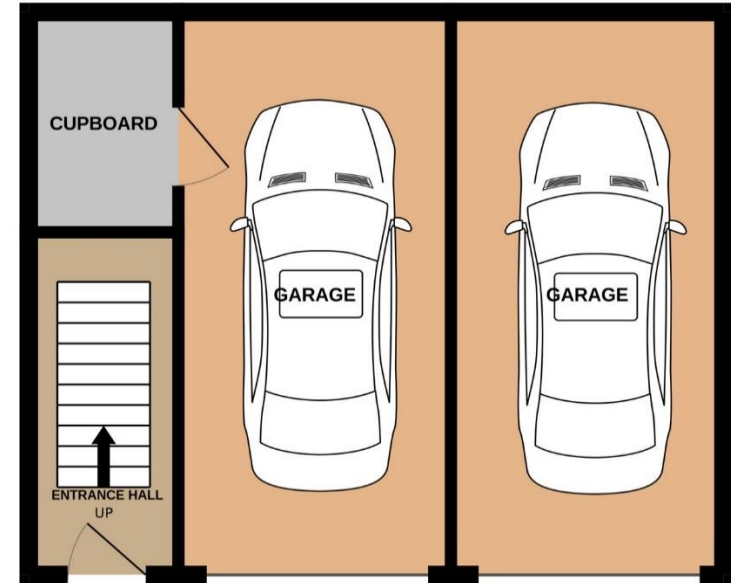
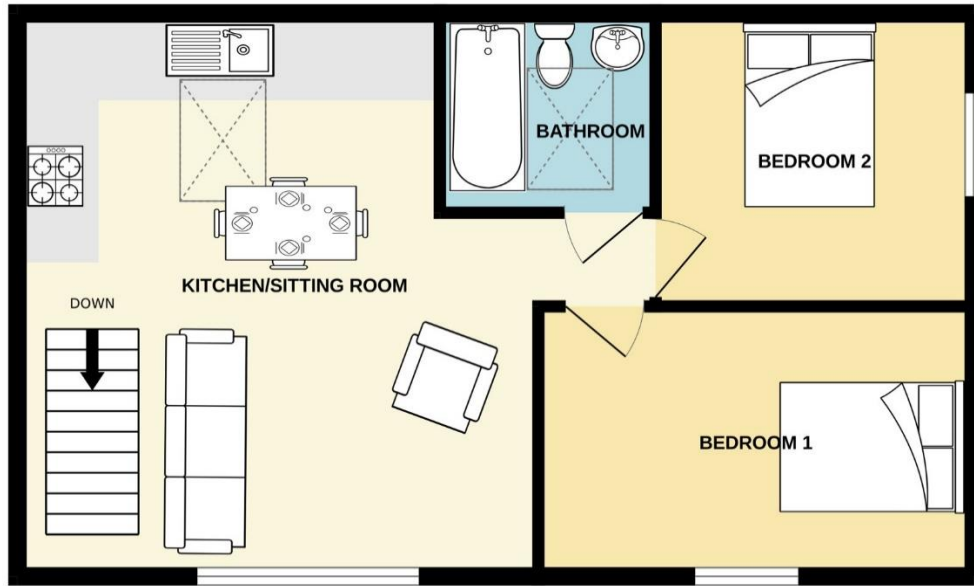


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FIRST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA : 947 sq.ft. (88.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	