



6 Court House Close
Somerton, TA11 7EU

George James PROPERTIES
EST. 2014

6 Court House Close

Somerton, TA11 7EU

Guide Price - £400,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

6 Court House Close is a beautifully presented four bedroom modern townhouse offering spacious accommodation over three floors. Built in 2019 by Elan Homes, the property is situated on a small, select development within easy reach of Somerton town centre. The accommodation comprises study, bedroom four/garden room and en-suite on the ground floor with kitchen, dining room and sitting room upstairs. To the third floor there are three further bedrooms, a Jack and Jill bathroom shared by bedrooms one and three, and an en-suite shower room to bedroom two. Outside, the property offers a private courtyard garden, garage and driveway parking.

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.

Services

Mains water, electricity, drainage and gas are all connected. There is an electric vehicle (EV) charging point installed. Council tax band E.

Entrance Hall

Covered entrance porch with electric vehicle (EV) charging point. Part glazed entrance door leads to the entrance hall, radiator, cloaks cupboard, stairs to first floor and understairs storage cupboard.

Study 9' 8" x 8' 8" (2.94m x 2.65m)

With window to front, radiator.

Bedroom Four/Garden Room 10' 8" x 14' 7" (3.26m x 4.44m)

With bi-folding doors to rear garden, radiator.



En-suite Shower Room

With low level WC, vanity style wash hand basin with cupboard under and double shower cubicle with mains shower. Part tiled walls, tiled flooring, chrome heated towel rail and extractor fan.

First Floor Landing

With radiator, stairs to second floor.

Kitchen 10' 10" x 14' 7" (3.29m x 4.44m)

With window to rear and range of wall and base units with quartz worksurfaces. Inset one and a half bowl stainless steel sink/drainer unit with mixer tap and food disposal unit. Range of integrated appliances comprising eye level double oven, fridge/freezer, microwave and dishwasher. Tiled flooring, radiator and space for washer/dryer. Five ring gas hob with stainless steel extractor canopy over.

Sitting Room 20' 0" x 9' 7" (6.10m x 2.91m)

With windows to front and rear, two radiators.

Dining area 9' 11" x 14' 6" (3.01m x 4.43m)

With window to front and radiator.

Second Floor Landing

With a double width airing cupboard, radiator.

Bedroom One 12' 11" x 14' 7" (3.94m x 4.44m)

With window to rear and radiator. Triple built in wardrobe with mirror fronted sliding doors.

Bathroom

With a low level WC and vanity style wash hand basin with cupboard under, panel enclosed bath with a wall mounted mains shower and glass screen. Chrome heated towel rail, tiled flooring, part tiled walls and extractor fan.

Bedroom Two 11' 11" x 10' 7" (3.62m x 3.23m)

With window to front and radiator.

En-suite Shower Room

With low level WC, pedestal wash hand basin and shower cubicle with mains shower. Chrome heated towel rail, extractor fan, tiled flooring and part tiled walls.

Bedroom 3 14' 2" x 9' 7" (4.33m x 2.92m)

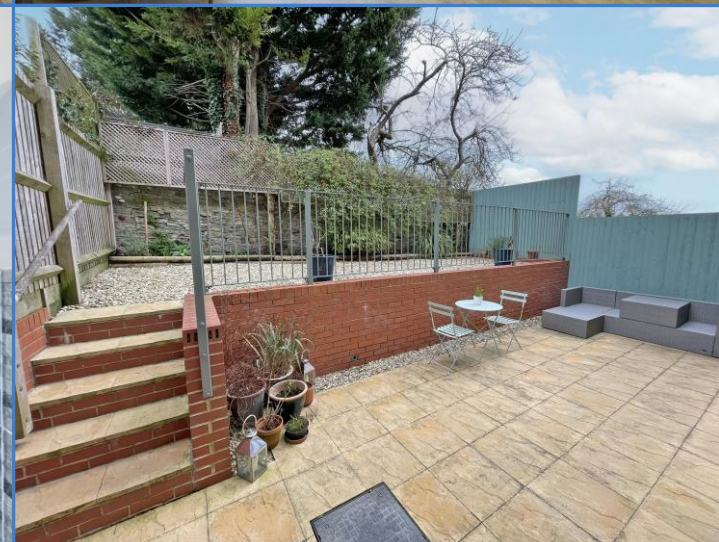
With window to front and radiator.

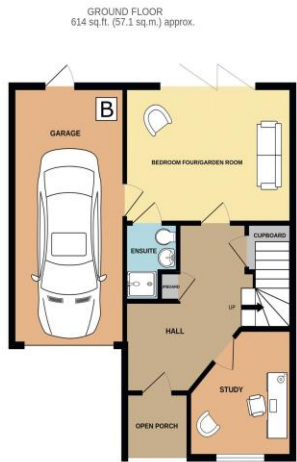
Outside

The property is approached via a vehicular driveway leading to the garage providing off road parking. To the immediate rear of the property there is a private courtyard garden with a patio and steps leading to a raised area laid to gravel with planted borders. There is an external light, water tap and personnel door to the garage.

Garage 20' 1" x 9' 9" (6.11m x 2.98m)

With up and over electric garage door, light, power and wall mounted gas fired boiler. Personnel door to the garden and internal door to bedroom four/garden room.





TOTAL FLOOR AREA : 1845 sq.ft. (171.4 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	86	
(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	



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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.