



3 Harding Court  
Somerton, TA11 6TD

George James PROPERTIES  
EST. 2014

# 3 Harding Court

Somerton, TA11 6TD

Guide Price - £255,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

3 Harding Court is a modern mid-terrace three storey town house situated close to the centre of Somerton. Accommodation comprises entrance hall, ground floor bedroom, shower room and kitchen/breakfast room. To the first floor there is a bedroom and sitting room with the principle bedroom on the second floor with a bathroom. Outside there is a South facing garden and single garage.

## 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. There is also a bank, library, doctor and dentist surgeries, churches and primary schools. Somerton also has several public houses and restaurants including The White Hart that has been trading since the 16th century. It has been recently renovated and now offers a spacious bar, 8 lovely en-suite rooms and an outstanding kitchen that exploits fully the wonderful local ingredients on offer in Somerset and the West Country. 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. You can explore the area visiting Glastonbury Tor, Lytes Cary Manor and gardens, Wells Cathedral, Cheddar Gorge & Caves, Fleet Air Arm Museum and Clarks Village at Street with its popular shoe museum. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The area 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, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D.

## Entrance Hall 15' 6" x 4' 2" (4.73m x 1.27m)

Entrance door leads to the entrance hall with stairs leading to the first floor. Radiator.



**Kitchen/Breakfast Room** 11' 10" x 10' 6" (3.60m x 3.20m)

With French doors leading to the garden. Range of base and wall mounted kitchen units with work surfaces over and single drainer sink unit with mixer tap. Built in appliances including dishwasher, eye level oven and microwave, four ring gas hob and extractor. Built in fridge freezer and washer dryer. Radiator.

**Shower Room** 6' 4" x 4' 7" (1.93m x 1.39m)

With low level WC, wash hand basin and shower cubicle with mains shower. Radiator.

**Bedroom 3** 7' 7" x 7' 7" (2.31m x 2.30m)

With window to the front and radiator. Built in understairs cupboard.

**First Floor Landing**

Radiator and stairs leading to the first floor.

**Sitting Room** 14' 6" x 11' 11" (4.42m x 3.64m)

With window to the rear, radiator and feature fireplace.

**Bedroom 2** 11' 11" x 7' 3" (3.64m x 2.22m)

With window to the front and radiator.

**Second Floor Landing**

With radiator.

**Bedroom 1** 12' 2" x 11' 11" (3.70m x 3.62m)

With dormer window to the rear, radiator and two mirror fronted eave wardrobes.

**Bathroom** 5' 7" x 11' 11" (1.71m x 3.62m)

With dormer window to the front, low level WC, wash hand basin and panelled bath with shower attachment. Radiator.

**Outside**

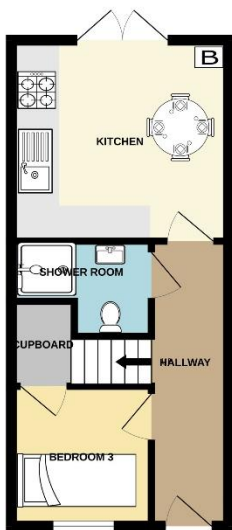
The enclosed rear garden is south facing with patio and lawned area. A path and gate lead to the rear with access to the garage.

**Garage**

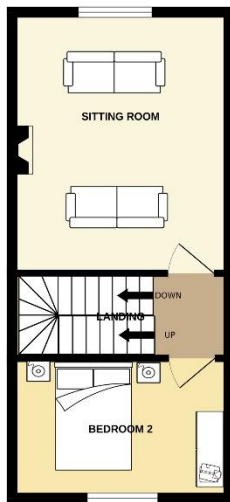
With up and over garage door, power and light connected.



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.

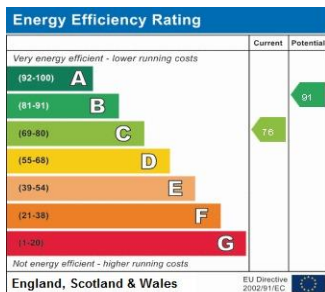


2ND FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 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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