



3 Farm Drive
Somerton, TA11 6PJ

George James PROPERTIES
EST. 2014

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Somerton, TA11 6PJ

Guide Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well presented semi-detached house built in 1999 and situated within this popular estate on the outskirts of the town. The property offers comfortable accommodation including sitting/dining room opening to a conservatory, kitchen and WC. To the first floor there are three bedrooms and a family bathroom. Outside there is off road parking, garage and a landscaped South facing private rear garden featuring decking and paved areas.

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 is a good level of amenities including shops, bank, 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. Council tax band C. Gas fired central heating to radiators.

Entrance Hall

Stairs to first floor landing, doors to Kitchen, sitting/dining room and cloakroom, radiator and BT point.

Kitchen 8' 7" x 10' 0" (2.62m x 3.06m)

With window to the front, full range of eye and base level storage units with rolltop worksurfaces, an inset sink with a single mixer tap and drainer unit, four ring gas hob with extractor fan above and double fan assisted oven and grill below. Space for a fridge/freezer, space and plumbing for a washing machine. Wall mounted boiler.

Cloakroom

With window to the side, wash hand basin and WC.



Sitting/Dining Room 14' 7" x 15' 3" (4.45m x 4.65m)

Window and sliding glazed doors to conservatory. Feature electric fireplace with surround and hearth, understairs storage cupboard, Sky and TV point, radiators,

Conservatory 9' 6" x 9' 2" (2.90m x 2.79m)

Double doors to garden, side and rear windows, overhead light and fan.

Landing

Window to the side, access hatch to loft space, airing cupboard housing hot water tank with shelving and storage space.

Bedroom 1 11' 4" x 8' 5" (3.46m x 2.56m)

Front aspect window, single built in wardrobe, TV point, radiator.

Bedroom 2 11' 3" x 8' 5" (3.43m x 2.56m)

Rear aspect window, double built in wardrobe, radiator.

Bedroom 3 8' 2" x 6' 8" (2.49m x 2.02m)

Rear aspect window, radiator.

Bathroom 6' 2" x 6' 7" (1.88m x 2.01m)

Window to the front, panel enclosed bath with a single mixer tap and shower attachment, wash hand basin and WC, extractor fan and radiator.

Garage 16' 5" x 8' 2" (5.01m x 2.50m)

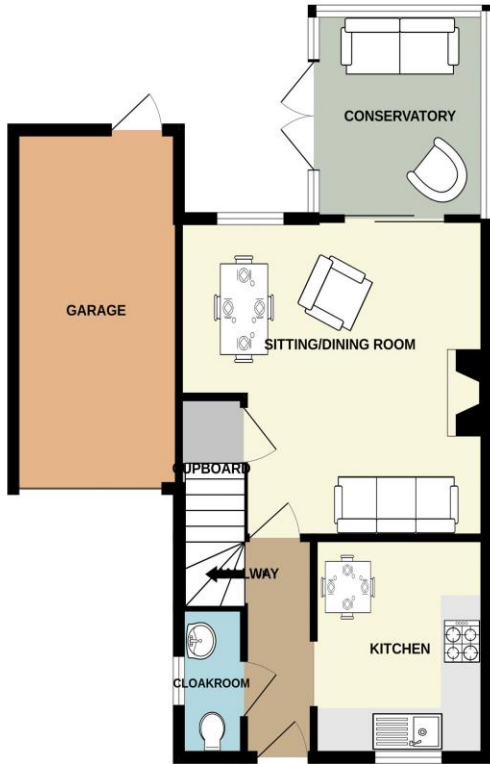
Up and over door to the front with a personal door to rear leading into the garden, power points and lighting, hatch to storage space in the eaves.

Outside

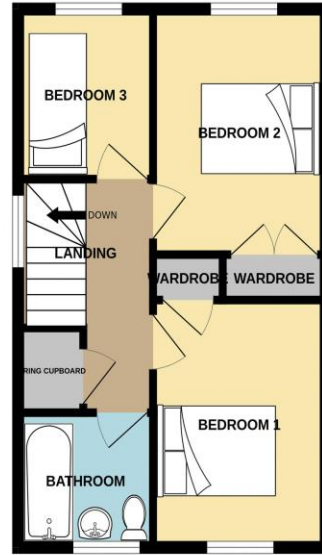
Front garden laid to paving enclosed by wrought iron fencing and a gate, overhead rain canopy. Driveway leading to the garage. The rear garden is South facing and predominantly laid to lawn with paved and decked areas, a pond with a water feature, timber constructed storage shed and panel fencing.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

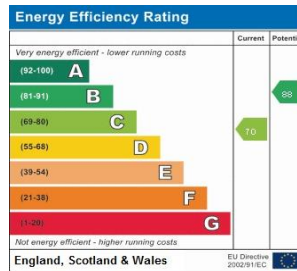


1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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