



Flat 1 The Old Coop
West Street, Somerton, TA11 6NB

George James PROPERTIES
EST. 2014

Flat 1 The Old Coop

West Street, Somerton, TA11 6NB

Guide Price - £114,950

Tenure – Leasehold

Local Authority – Somerset Council

Summary

A conveniently situated ground floor apartment with its own courtyard garden offered with no onward chain. Accommodation includes a bedroom with adjoining bathroom, fitted kitchen and separate sitting room featuring a vaulted ceiling. Benefitting from of being within close proximity of Somertons' local shops and amenities, this home would be ideal for first time or investment buyers.

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. The local area has some of the best schools in the country including Millfield, Wells Cathedral School, Downside, All Hallows and the Kings Bruton. A more comprehensive range of amenities can be found in Bath, Bristol, Street or the County town of Taunton to the west and 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 and electricity are all connected. Council tax band A.

Entrance Hall

With window to front, doors to bedroom and kitchen.

Bedroom 11' 5" x 11' 5" (3.47m x 3.47m)

With window to front, storage heater and door to bathroom.

Bathroom 7' 1" x 5' 8" (2.16m x 1.72m)

Suite comprises a panel enclosed bath with a wall mounted Mira electric shower over, a pedestal wash hand basin and WC. Partly tiled walls, a wall mounted electric fan heater, extractor fan and airing cupboard housing the hot water tank with shelving and storage space.



Kitchen 7' 5" x 16' 0" (2.26m x 4.88m)

With a double glazed door leading to the court yard garden and an opening to the sitting room. A range of wall and base storage units with roll top worksurfaces, a stainless steel one and a half bowl sink with a single mixer tap and drainer unit, four ring electric hob and oven (in need of replacement) with an extractor fan above, washing machine, freestanding fridge freezer and storage heater.

Sitting Room 13' 10" x 9' 7" (4.22m x 2.92m)

With windows to the side and double doors to the court yard garden, a vaulted ceiling and storage heater.

Outside 13' 10" x 9' 2" (4.22m x 2.80m)

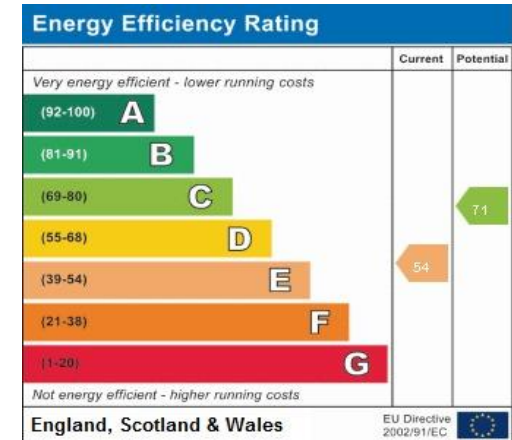
There is a court yard garden accessed via the kitchen and sitting room enclosed by stone walling featuring a paved patio area and external light.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 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 a guide only 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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