



11 Parklands Way
Somerton, TA11 6JF

George James PROPERTIES
EST. 2014

11 Parklands Way

Somerton, TA11 6JF

Guide Price - £225,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

11 Parklands Way is a mid terrace bungalow situated on the Western side of Somerton. The property has accommodation comprising entrance porch, sitting room, kitchen, conservatory, two bedrooms and a bathroom. Outside the property has a garden to the front and an enclosed rear garden with patio and garden shed. A single garage is situated in a block close by.

Services

Mains water, drainage and electricity are all connected. Council tax band B.

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 Old Town Hall now houses the ACEArts Gallery and craft shop. 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.

Entrance Porch 3' 10" x 3' 2" (1.16m x 0.96m)

Entrance door leads to the entrance porch with door to the sitting room.

Sitting Room 15' 7" x 11' 7" (4.75m x 3.52m)

With window to the front. Night storage heater point.

Kitchen 10' 11" x 6' 11" (3.33m x 2.11m)

With window and door to the conservatory. Base and wall mounted kitchen units with work surfaces over, single drainer sink unit with mixer tap. Built in four ring electric hob and electric oven. Space for washing machine and recess for fridge freezer.

Conservatory 7' 3" x 20' 1" (2.21m x 6.12m)

uPVC conservatory with night storage heater, light and power. French doors to the garden.



Inner Hall 5' 10" x 2' 7" (1.79m x 0.79m)

With access to the attic, airing cupboard with hot water cylinder.

Bedroom 1 13' 2" x 8' 11" (4.02m x 2.71m)

With window to the front and built in cupboard.

Shower Room 8' 0" x 5' 8" (2.43m x 1.72m)

With window to the rear, low level WC and wash hand basin. Shower cubicle with electric shower. Electric wall heater.

Bedroom 2 10' 11" x 7' 7" (3.33m max x 2.31m max)

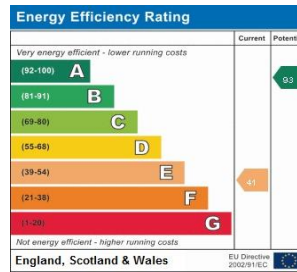
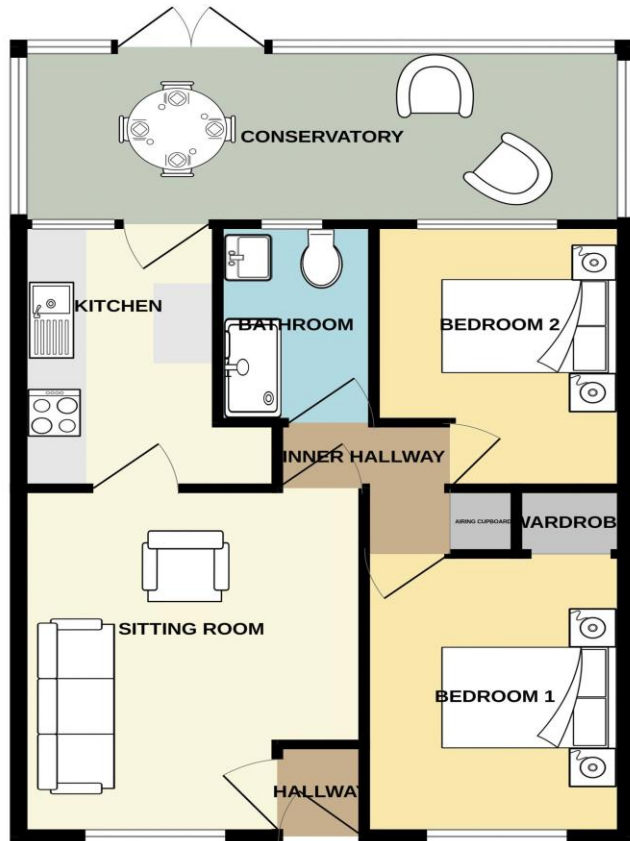
With window to the rear.

Outside

To the front of the property there are lawned gardens with path leading to the front door. To the rear of the bungalow is a decked patio, lawned gardens and garden storage shed.



GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 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.
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