



27 Highfield Way  
Somerton, TA11 6SQ

George James PROPERTIES  
EST. 2014



# 27 Highfield Way

Somerton, TA11 6SQ

Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

An extended semi-detached bungalow with accommodation comprising entrance hall, modern kitchen, sitting room and dining room opening to a large conservatory. There's a main bathroom and two double bedrooms, the main bedroom has a modern en-suite shower room. Outside the bungalow has off road parking, front and rear gardens and car port. There is a garage but there is no vehicular access.

## Services

Mains water, drainage, gas and electricity. Gas fired central heating to radiators from a gas combination boiler located in the attic. Council tax band C.

## 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 Hall

Part glazed entrance door leads to the entrance hall with radiator, built in airing cupboard and access hatch to the attic.

## Sitting Room 17' 0" x 10' 11" (5.17m x 3.32m)

With window to the front, radiator and feature fireplace.

## Kitchen 10' 8" x 11' 0" (3.26m x 3.35m)

With window to the front and part glazed door to the side. Modern range of base and wall units with one and half bowl sink unit. Space for cooker, washing machine, tumble dryer and fridge freezer. Built in storage cupboard.





### Bathroom

With window to the side, bathroom suite comprising low level WC, wash hand basin and panelled bath with electric shower over. Ladder towel rail.

### Bedroom 1 11' 10" x 8' 6" (3.61m x 2.60m)

With window to the rear and radiator.

### En-Suite Shower Room

With window to the side, low level WC, wash hand basin and large shower cubicle with electric shower. Ladder towel rail.

### Bedroom 2 11' 10" x 8' 10" (3.61m x 2.70m)

With patio doors leading to the conservatory and radiator.

### Dining Room 8' 9" x 6' 7" (2.67m x 2.00m)

With radiator and opening to the conservatory.

### Conservatory 15' 3" x 9' 4" (4.65m x 2.85m)

uPVC double glazed with tiled floor, radiator and French doors to the garden.

### Outside

Vehicular entrance and driveway leads to the carport. The front garden is laid to slate chippings with flower and shrub borders.

A gate leads to the rear garden with patio, lawned area, garden shed and greenhouse.

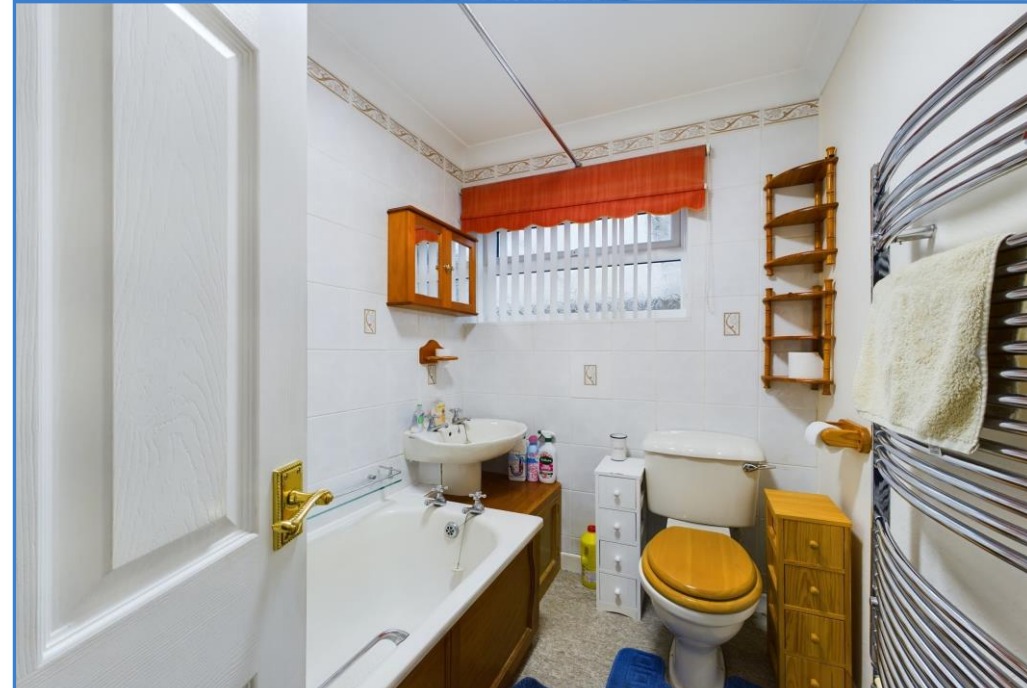
### Garage 17' 1" x 8' 11" (5.20m x 2.71m)

Single garage with up and over garage door, power and light. Please note that there is no vehicular access to the garage.





GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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. The 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		87
(39-54)	E	70	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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