



40 Behind Berry
Somerton, TA11 6JS

George James PROPERTIES
EST. 2014

40 Behind Berry

Somerton, TA11 6JS

Guide Price - £230,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A large end of terrace house with accommodation including entrance porch, entrance hall, sitting room and separate dining room. Kitchen and rear covered lobby/utility. Two double bedrooms and shower room. Outside there are good size gardens to the front and rear.

Agents Note

The master bedroom has two front windows and because of its size could easily be divided to create a third bedroom.

Services

Mains water, drainage, gas 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 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.



Entrance Porch 3' 11" x 7' 7" (1.2m x 2.32m)

Part glazed entrance door leads to:-

Entrance Hall 11' 10" x 7' 0" (3.6m x 2.13m)

With built in cupboard and understairs storage cupboard. Radiator and stairs to the first floor.

Sitting Room 11' 10" x 10' 10" (3.6m x 3.3m)

With window to the front, radiator and double doors leading to the dining room.

Dining Room 9' 7" x 10' 8" (2.93m x 3.26m)

With French doors to the garden and radiator.

Kitchen 9' 5" x 8' 4" (2.86m x 2.53m)

Range of base and wall mounted kitchen units with work surfaces over, single drainer sink unit. Wall mounted gas boiler and radiator. Door leads to the covered lobby/utility area.

Covered Lobby 13' 2" x 4' 6" (4.02m x 1.36m)

With doors to the front and rear, plumbing for washing machine.

First Floor Landing

Built in cupboard and access to the attic.

Bedroom 1 12' 11" x 16' 5" (3.93m x 5.0m)

With two windows to the front and radiator. Large walk in cupboard.

Bedroom 2 11' 8" x 10' 10" (3.56m x 3.31m)

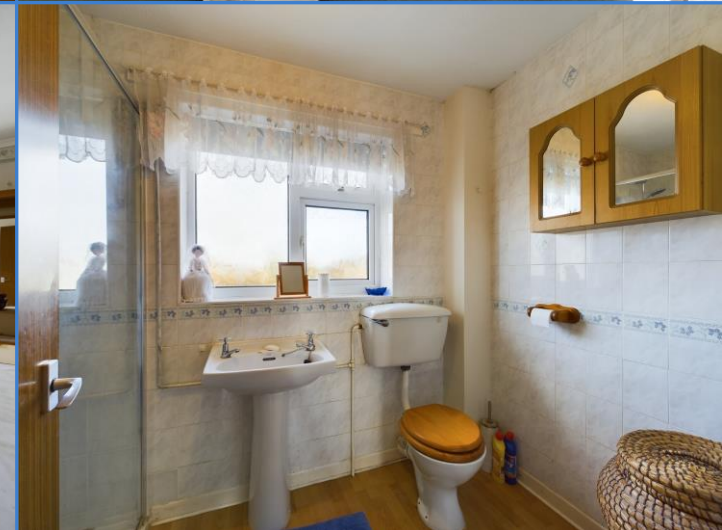
With window to the rear and radiator.

Shower Room 5' 7" x 8' 8" (1.7m x 2.65m)

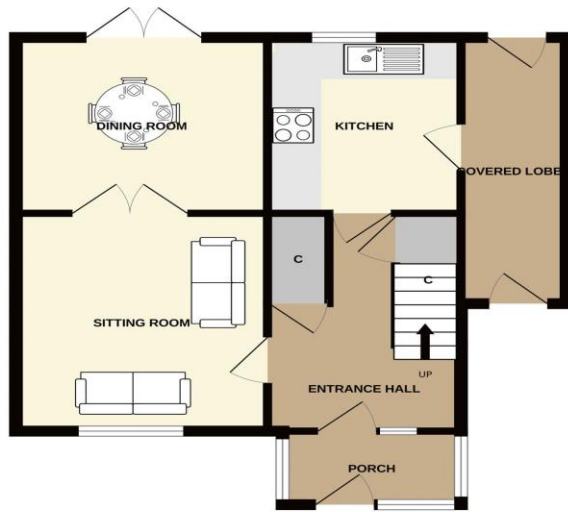
With window to the rear, low level WC and wash hand basin, large shower cubicle with electric shower. Radiator.

Outside

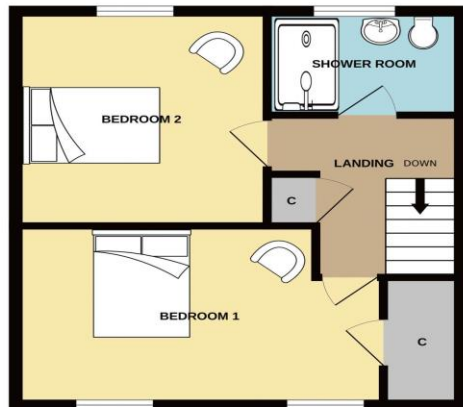
To the front of the property there are lawned gardens with on road parking a path leads to the front door. The garden to the rear is a good size with lawned area, patio and timber shed. A rear gate leads to Laburnum Drive where there is extra on road parking.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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. 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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