



9 Pearmain Road
Somerton, TA11 6AY

George James PROPERTIES
EST. 2014

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Somerton, TA11 6AY

Guide Price - £300,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A modern well presented detached house situated on this popular development. Accommodation includes entrance hall, WC, open plan sitting room/dining room and fitted kitchen, three bedrooms and two bathrooms. Outside there are south facing enclosed gardens, garage and off road parking.

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. Somerton also offers a bank, library, doctor and dentist surgery; 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 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. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D.

Entrance Hall

Doors to the sitting/dining room and downstairs cloakroom, radiator and stairs to first floor landing.

Sitting Room / dining room 16' 10" max x 15' 6" (5.13m max x 4.73m)

Double doors to the rear leading onto the patio, under-stairs storage cupboard, radiators, opening leading into the kitchen.



Kitchen 9' 3" x 8' 1" (2.83m x 2.46m)

A full range of eye and base level storage units with roll-top worksurfaces, a stainless steel one and a half bowl sink with a single mixer tap and drainer unit, a four ring electric hob with extractor fan above, built in fan assisted oven and grill, built in fridge, freezer, washing machine and dishwasher, under-cupboard lighting and front aspect window.

Downstairs Cloakroom 6' 9" x 3' 3" (2.05m x 0.98m)

Suite comprises a WC and pedestal wash hand basin with a tiled splash back and single mixer tap, front aspect obscure glazed window.

First Floor Landing

Doors to all three bedrooms and family bathroom, hatch to loft space and a side aspect obscure glazed window.

Bedroom 1 12' 10" max x 10' 3" (3.9m max x 3.12m)

Front aspect window, radiator, built in double wardrobe, door to en-suite.

En-suite 6' 8" x 5' 1" (2.03m x 1.54m)

Suite comprises a walk-in double shower with sliding glazed door, a WC and pedestal wash hand basin with a tiled splashback and single mixer tap. A front aspect obscure glazed window, radiator and extractor fan.

Bedroom 2 10' 5" x 8' 9" (3.17m x 2.67m)

Rear aspect window, radiator.

Bedroom 3 10' 5" x 6' 6" (3.17m x 1.97m)

Rear aspect window, radiator.

Bathroom 6' 11" x 5' 8" (2.11m x 1.72m)

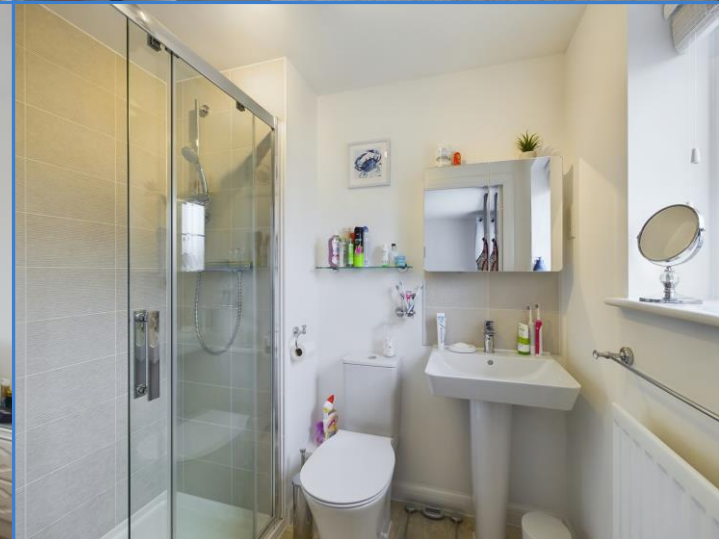
Suit comprises a panel enclosed bath with a mixer tap and shower attachment, a WC and a pedestal wash hand basin with tiled splash back and single mixer tap, heated towel rail and extractor fan.

Outside

To the front there is driveway parking for at least two vehicles, access to garage and a timber gate to the rear garden. To the rear is a garden predominantly laid to lawn with a paved patio area and borders stocked with shrubs and plants. An outside tap and external light.

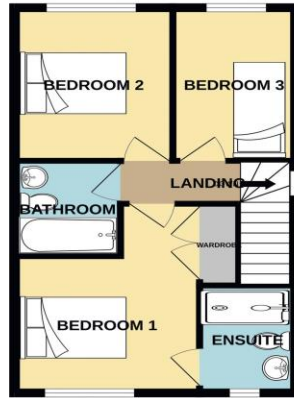
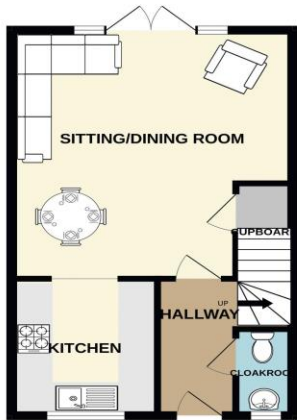
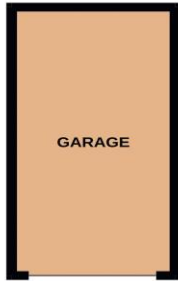
Garage 18' 2" x 9' 1" (5.54m x 2.76m)

Accessed from the front via an up and over door, power points and lighting.



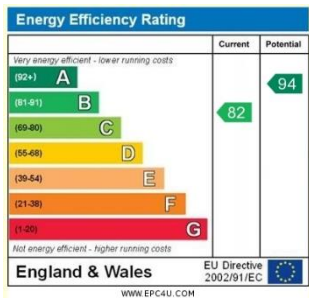
GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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