



Lyndhurst

Langport Road, Somerton, TA11 6HX

George James PROPERTIES

EST. 2014

Lyndhurst

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Guide Price - £525,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Lyndhurst is a very well presented, good size detached bungalow which has been greatly improved and reconfigured by the current owners to provide comfortable, well designed living space. The property has been modernised with most windows replaced, new internal doors and new boiler along with central heating upgrades. Accommodation includes entrance hall, sitting room opening to the conservatory, modern newly fitted kitchen and bright day room with doors to the garden. There are three bedrooms and bathroom. The master bedroom suite includes a large dressing room and new en-suite shower room. Outside the bungalow has large private mature gardens of approximately 0.25 acres and ample off road parking.

Services

Mains water, gas, drainage and electricity are connected. Newly fitted gas boiler situated in the attic providing hot water and central heating.

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. 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

Open storm porch with entrance door to entrance hall, with radiator, access to attic and built in cloaks cupboard.

Sitting Room 17' 10" x 12' 6" (5.44m x 3.80m)

With newly replaced patio doors to the conservatory, radiator, large brick fireplace housing newly fitted cast iron wood burning stove.

Conservatory 11' 5" x 9' 5" (3.48m x 2.88m)

uPVC conservatory with power and light and French doors to the garden.



Kitchen 14' 0" x 9' 8" (4.26m x 2.95m)

With window to the rear, modern newly fitted, high quality kitchen comprising range of base and wall mounted units with work surfaces over and one and half bowl sink unit with mixer tap. Built in Bosch appliances including larder fridge and larder freezer, dishwasher, eye level microwave, double oven and four ring induction hob with stainless steel splash back and extractor hood over. Radiator, tiled floor and opening to:-

Day Room 13' 11" max x 14' 11" max (4.25m max x 4.54m max)

This comfortable, bright sitting room has a side door and patio doors opening to the garden. With tiled floor, two radiators and utility cupboard with shelving and space for washing machine and tumble dryer.

Bedroom 1 14' 11" x 10' 9" (4.54m x 3.28m)

With window to the front and radiator. Opening to:-

Dressing Room 9' 1" x 8' 6" (2.77m x 2.58m)

With window to the front, radiator and range of fitted wardrobes.

En-Suite Shower/Wet Room 8' 8" x 7' 3" (2.65m x 2.20m)

Newly created en-suite with high quality fitted bathroom suite comprising vanity unit with low level WC and wash hand basin. The en-suite is designed as a wet room with open shower with screen and mains twin head shower. Extractor fan, tiling and radiator.

Bedroom 2 12' 6" x 10' 5" (3.81m x 3.17m)

With window to the front and radiator.

Bedroom 3 9' 2" x 7' 11" (2.80m x 2.41m)

With window to the side and radiator. Built in wardrobe.

Bathroom

With window to the rear, bathroom suite comprising low level WC, wash hand basin and panelled bath, tiling to splash prone areas and radiator.

Outside

To the front of the property a driveway and turning area offers ample off road parking.

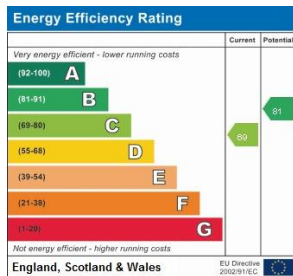
A side pedestrian gate leads to the large private rear garden. There is a large patio area with outside water tap, an open fronted summer house and new timber garden shed/store. The gardens are lawned with various mature flower and shrub beds. The entire plot amounts to approximately 0.25 acres.





TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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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