



48 Parklands Way
Somerton, TA11 6JG

George James PROPERTIES
EST. 2014

48 Parklands Way

Somerton, TA11 6JG

Guide Price - £435,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

48 Parklands Way is a beautifully presented detached house which has been substantially extended to create a superb open plan kitchen/family room with excellent living and dining space. Also on the ground floor is a stylish sitting room, cloakroom, and utility room. To the first floor there are four bedrooms with dressing room to the master bedroom and family bathroom. Outside, the property offers a generous west facing rear garden with large outbuilding suitable for office/gym space. A driveway offers ample off road parking and former garage/store.

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 and electricity are all connected. An electric air source heat pump provides under floor heating to the ground floor rooms and radiators to the first floor. Council tax band C. The property has 14 solar panels (Photovoltaic - PV) recently fitted and provide great savings on the energy costs.

Entrance Hall

With part glazed uPVC entrance door, electric radiator and stairs to first floor with understairs storage space.

Downstairs Cloakroom

With frosted window to front, low level WC, vanity style wash hand basin with cupboard under, tiled floor and chrome heated towel rail.

Sitting Room 19' 6" x 12' 6" (5.95m x 3.81m)

With window to front and glazed French doors to the family room, fireplace.



Kitchen Area 18' 3" max x 12' 2" max (5.55m max x 3.70m max)

Open plan to the family/dining area with a range of wall and base units incorporating pull out larder units and corner unit carousel storage. Inset one and a half sink/drainer unit and mixer tap, built in five ring induction hob with stainless steel extractor canopy over. Integrated appliances comprising two AEG eye level double ovens and AEG combination microwave oven/grill. Dishwasher, space for 'American style' fridge/freezer, quartz work surfaces.

Family Room/Dining Area 27' 4" x 12' 1" (8.33m x 3.68m)

Opening from the kitchen area this lovely bright open space enjoys a 4.6m wide bi-folding door to the garden. The current owners have a large dining table and 'L' shaped sofa making this a wonderful living/entertaining space.

Utility Room 8' 4" x 8' 2" (2.53m x 2.49m)

Range of units with single drainer sink, space for washing machine and tumble dryer. Fitted cupboards provide useful storage.

First Floor Landing

With access to roof space.

Bedroom One 10' 11" x 9' 11" (3.33m x 3.02m)

With window to rear and electric radiator.

Dressing Room 7' 9" x 6' 10" (2.37m x 2.08m)

With window to rear, range of fitted shelving/hanging space and electric radiator.

Bedroom Two 10' 7" x 9' 3" (3.23m x 2.83m)

With window to front and electric radiator.

Bedroom Three 9' 6" x 8' 2" (2.90m x 2.50m)

With window to rear and electric radiator.

Bedroom Four 8' 2" x 9' 3" (2.49m x 2.81m)

With window to front and electric radiator.

Bathroom

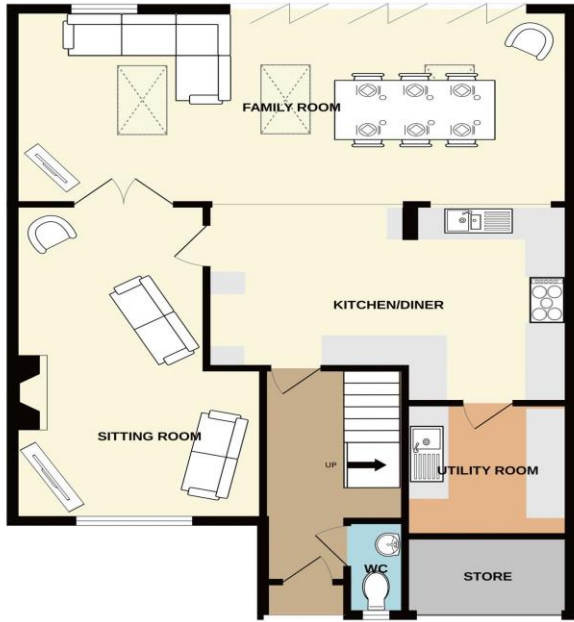
With frosted window to front, low level WC, panelled bath with shower over and glass screen, vanity style wash hand basin with cupboard under, bulkhead storage cupboard, extractor fan, part tiled walls, tiled floor and chrome heated towel rail.

Outside

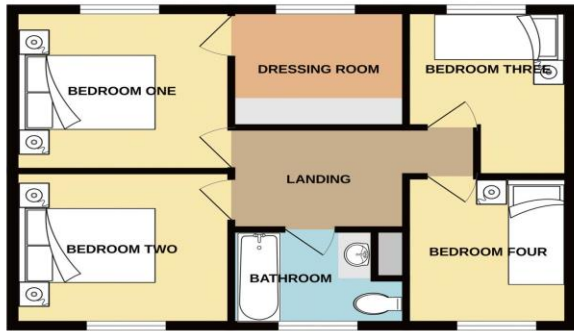
To the front of the property there is a dropped curb leading to a paved driveway providing off road parking for several vehicles and access to the former garage now utilised as a store room measuring approximately 8' 3" x 4' 10" (2.52m x 1.48m). A pedestrian gate at the side of the property opens onto the rear garden which has been mostly laid to lawn with raised flower beds, patio seating area and outside water tap.



GROUND FLOOR
961 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	83	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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