



47, St. Cleers Orchard
Somerton, TA11 6QU

George James PROPERTIES
EST. 2014

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Guide Price - £275,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

47 St Cleers Orchard is an attractive semi-detached bungalow situated in a popular area of Somerton. The bungalow offers accommodation to include entrance hall, sitting room with open fireplace, 2/3 bedrooms and shower room. There is a fitted kitchen and conservatory leading to an enclosed rear garden. A driveway offers ample parking and access to a single garage.

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, electricity and drainage are all connected. Council tax band C. Oil fired central heating to radiators.

Entrance Hallway

Part glazed door leading into entrance hall with radiator and access to loft space.

Sitting Room 12' 10" x 13' 9" (3.91m x 4.20m)

With window to front, two radiators, open fireplace housing electric fire.



Kitchen 11' 3" x 12' 2" (3.43m x 3.71m)

With window to rear and part glazed door leading to conservatory. A range of base and wall mounted storage units, inset sink/drain unit and mixer, built in single electric oven, four ring electric hob with extractor fan over, integral fridge and freezer, space for a washing machine, breakfast bar area and radiator.

Shower Room 8' 0" x 5' 6" (2.44m x 1.68m)

With window to rear, suite comprises a shower cubicle, WC and pedestal wash hand basin, tiled walls, radiator.

Bedroom 1 9' 0" x 11' 10" (2.74m x 3.60m)

With window to front, a range of bedroom furniture including a dressing table, radiator.

Bedroom 2 8' 0" x 10' 0" (2.44m x 3.05m)

With window to rear, a range of bedroom furniture including a dressing table, radiator.

Study/Bedroom 3 6' 3" x 8' 5" (1.91m x 2.57m)

With window to side, oil fed boiler for hot water and central heating, radiator.

Conservatory 9' 8" x 10' 4" (2.95m x 3.16m)

Part glazed door to garden, insulated roof, tiled flooring, radiator.

Garage

With an up and over door to the front, power points and lighting.

Outside

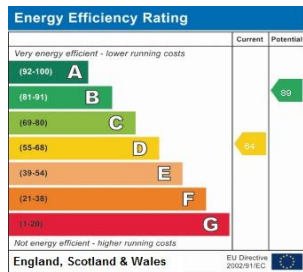
To the front there is a lawned area with well stocked borders, driveway providing ample parking leading to the garage, a wrought iron gate leads to the rear garden. The courtyard style garden is enclosed by fencing and laid to paving with gravelled areas. There is an oil storage tank screened by trellis, a water tap and a door leading into the conservatory.



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq ft. (83.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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