



Flat 2 The Old Coop

West Street, Somerton, TA11 6NB

George James PROPERTIES

EST. 2014

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Guide Price - £139,590

Tenure – Leasehold

Local Authority – Somerset Council

Summary

Located in the heart of Somerton is this spacious top floor apartment with two double bedrooms, double aspect sitting room and separate kitchen. Offered with no onward chain, this home would be ideal for those looking to benefit from being within close proximity to local shops and amenities.

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. The local area has some of the best schools in the country including Millfield, Wells Cathedral School, Downside, All Hallows and the Kings Bruton. A more comprehensive range of amenities can be found in Bath, Bristol, Street or the County town of Taunton to the west and 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.

Services

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

Entrance Hall

Carpeted stairs to landing.

Landing

Doors to sitting room, kitchen, bathroom and both bedrooms, hatch providing access to the loft space, overhead roof light window, radiator.

Sitting Room 18' 10" max x 20' 3" max (5.74m max x 6.16m max)

With windows to front and side, radiator and gas fireplace.

Kitchen 13' 1" x 7' 6" (4.00m x 2.28m)

With window to rear. A range of wall and base storage units with roll top worksurfaces featuring a stainless steel sink with a single mixer tap and drainer unit, freestanding four ring electric hob and oven



and washing machine. An airing cupboard housing the hot water tank with shelving and storage space, radiator.

Bedroom 1 15' 9" x 8' 8" (4.80m x 2.65m)

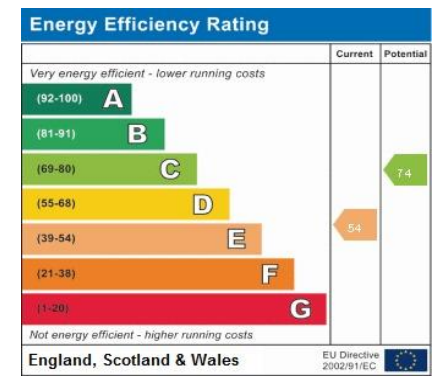
With window to front and radiator.

Bedroom 2 12' 4" max x 10' 10" max (3.76m max x 3.29m max)

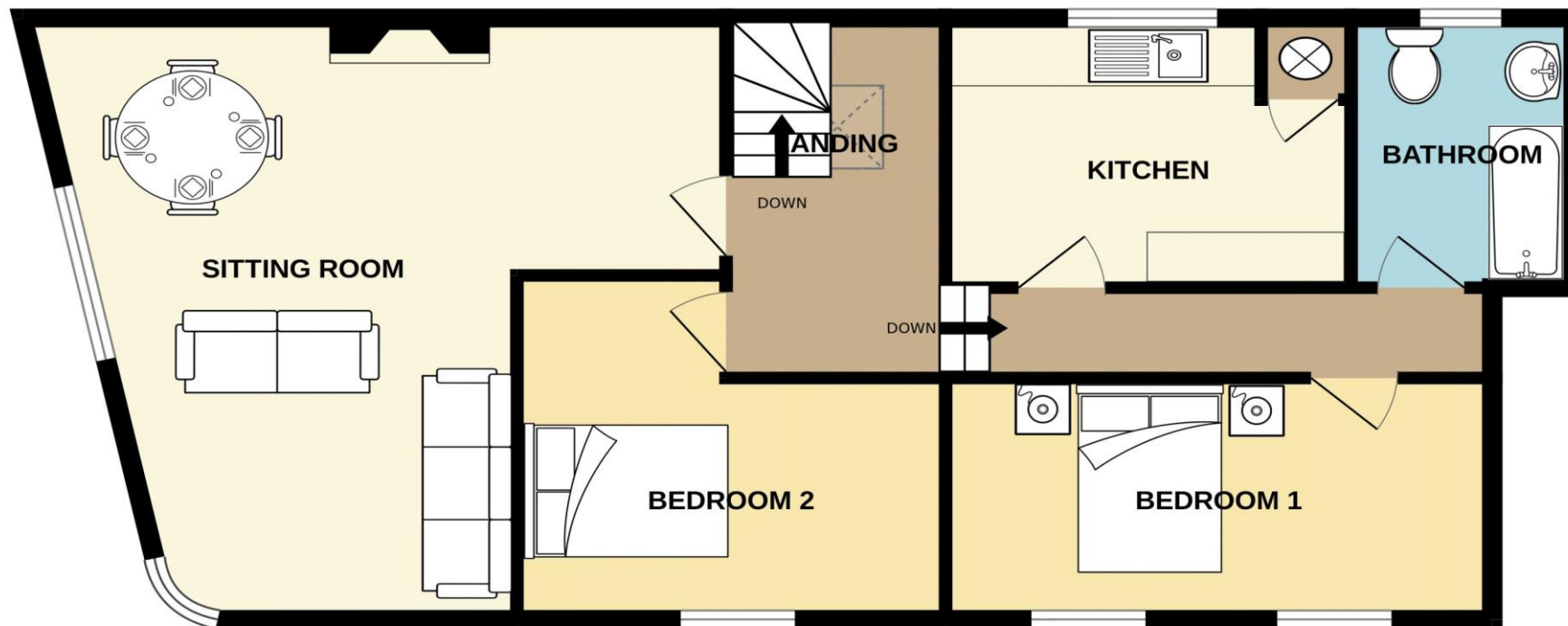
With window to front and radiator.

Bathroom

With window to rear, suite comprises a panel enclosed bath with a wall mounted Triton shower and screen, a pedestal wash hand basin and WC. Radiator and extractor fan.



FIRST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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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