



29 Poppy Road  
Somerton, TA11 6BG

George James PROPERTIES  
EST. 2014

# 29 Poppy Road

Somerton, TA11 6BG

Guide Price - £140,000

Tenure – Leasehold

Local Authority – Somerset Council

## Summary

Built by David Wilson Homes is this spacious maisonette offered with no onward chain. With approximately 5 years NHBC warranty remaining, this first floor home has its own private entrance way, one bedroom with built in wardrobes, an open plan kitchen/sitting room, bathroom, an enclosed garden to the rear and allocated parking. Somerton Town Centre is a short distance away making this a fantastic first time or investment purchase.

## Amenities

Situated on this modern and popular development towards the western outskirts of the town. 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. Council tax band A. Gas fired central heating to radiators.

## Entrance Hall

With window to front, radiator, stairs to first floor.

## Hall

Doors to kitchen/sitting room, bedroom and bathroom, radiator.



**Kitchen/Sitting Room** 13' 6" x 18' 7" (4.12m x 5.66m)

With windows to the rear and plenty of space for sitting and dining furniture. The kitchen comprises a range of wall and floor mounted storage units with roll-top worksurfaces, a stainless steel sink and drainer unit with a single mixer tap, a four ring gas hob with extractor fan above and fan assisted oven below, space for a washing machine and fridge/freezer. Tiled splashbacks and radiator.

**Bedroom** 10' 8" x 12' 2" (3.26m x 3.71m)

With window to front, a triple built in wardrobe with sliding mirrored doors, a built in cupboard housing the gas combi boiler, hatch to loft space and radiator.

**Bathroom** 7' 1" x 6' 9" (2.17m x 2.07m)

Suite comprises a panel enclosed bath with a single mixer tap and shower attachment, pedestal wash hand basin with a single mixer tap and tiled splashback and a WC. Extractor fan, part tiled walls, radiator.

**Outside**

To the front is an allocated parking bay. To the rear is a garden accessed via a timber gate enclosed by a mixture of brick walling and timber fencing featuring a paved patio area with the remainder laid to gravel.



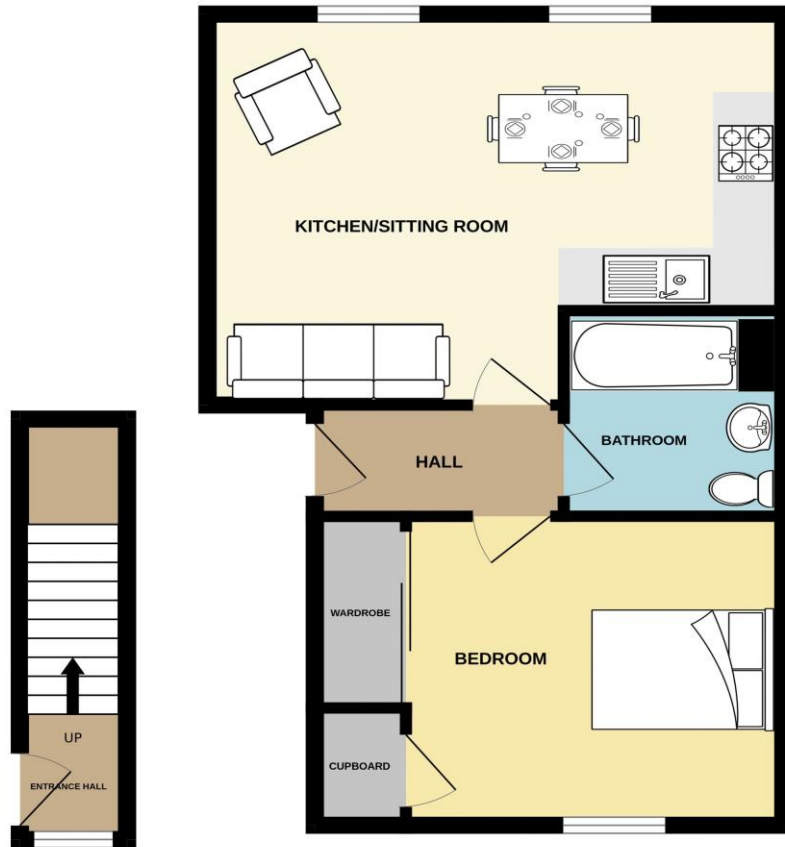
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GROUND FLOOR  
50 sq.ft. (4.7 sq.m.) approx.

1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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