



10 Ricksey Close
Somerton, TA11 6PN

George James PROPERTIES
EST. 2014

10 Ricksey Close

Somerton, TA11 6PN

Guide Price - £339,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

10 Ricksey Close is a modern detached family house, the property has been extended and reconfigured to provide additional ground floor living space. A particular feature of the house is the large open plan kitchen/dining area with doors to the conservatory, this room has a part vaulted ceiling with roof windows. Also on the ground floor there is an entrance hall with WC, sitting room and separate study. To the first floor there are three bedrooms and bathroom, the principle bedroom has an en-suite shower room. Outside there is off road parking and garage with enclosed gardens to the rear.

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, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D.

Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator and stairs leading to the first floor.

WC

With window to the front, radiator, low level WC and wash hand basin.



Sitting Room 17' 7" x 11' 5" (5.36m x 3.47m)

With window to the front, useful understairs storage cupboard, radiator and gas coal effect fire.

Study 7' 9" x 7' 7" (2.35m x 2.30m)

With window to the side and radiator.

Kitchen/Dining Room 21' 7" max x 15' 11" max (6.57m max x 4.84m max)

With window to the rear and French doors to the conservatory. Part vaulted ceiling with two roof windows. Range of base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap/ Five ring gas hob with extractor hood over and double oven. Built in dishwasher and space for large fridge freezer. Tiled floor, radiator, door to the garage.

Conservatory 11' 2" x 9' 8" (3.40m x 2.95m)

uPVC double glazed conservatory with tiled floor and door to the garden.

Landing

With window to the side and access to the loft space.

Bedroom 1 11' 10" x 8' 10" (3.60m x 2.70m)

With window to the rear, radiator and built in double wardrobe.

En-Suite Shower Room

With window to the rear, radiator and bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower.

Bedroom 2 9' 4" x 8' 10" (2.85m x 2.70m)

With window to the front, radiator and built in double wardrobe.

Bedroom 3 13' 2" max x 6' 9" (4.01m max x 2.05m)

With window to the front, radiator and built in cupboard.

Bathroom

With window to the side, low level WC, wash hand basin and panelled bath with shower attachment. Radiator.

Outside

There is a driveway to the side of the house with space for parking and access to the garage. A side access path and gate leads to the rear garden where there is a patio area, lawn and flower/shrub beds. Also within the rear garden is an outside water tap and timber garden shed.

Garage 17' 1" x 8' 3" (5.21m x 2.51m)

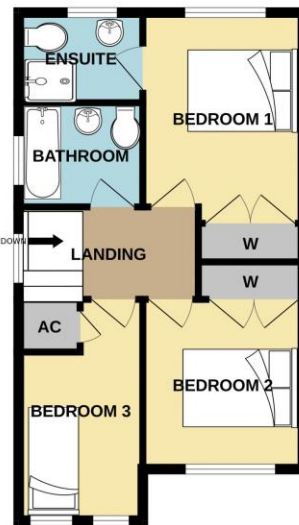
With up and over garage door, power and light connected. Rear door leads to the garden and internal door to the kitchen. Wall mounted gas boiler providing hot water and central heating. Space and plumbing for washing machine and tumble dryer.



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	80	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1215 sq.ft. (112.8 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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