



11 Mowries Court
Somerton, TA11 6NF

George James PROPERTIES
EST. 2014

11 Mowries Court

Somerton, TA11 6NF

Guide Price - £215,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

11 Mowries Court is a well presented terrace house. Accommodation includes entrance hall, modern kitchen and sitting room. To the first floor there are two bedrooms and modern shower room. The property comes with parking to the rear and enclosed garden with garden shed.

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. 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 both central London and the South West, the M5 can be joined at junction 23.

Services

Mains gas, water, electricity and drainage are all connected. Council tax band B.

Entrance Hall

Entrance door leads to the entrance hall with open under stairs storage area, radiator and stairs to the first floor,

Kitchen 9' 9" x 7' 0" (2.98m x 2.13m)

With window to front, modern fitted kitchen comprising base and wall mounted units with work surfaces over, single drainer sink unit with mixer tap free standing cooker, space for washing machine, slim dishwasher and fridge freezer.

Sitting Room 14' 3" x 13' 0" (4.35m x 3.96m)

With window to the rear, with glazed door to garden, Radiator.

Landing

With access to loft space, radiator.

Bedroom 1 13' 1" x 9' 3" (3.98m x 2.81m)

With window to the rear built in triple mirrored door wardrobes, Radiator.



Bedroom 2 9' 9" x 8' 2" (2.96m x 2.48m)

With two windows to the front. Built in cupboard, Radiator.

Shower Room

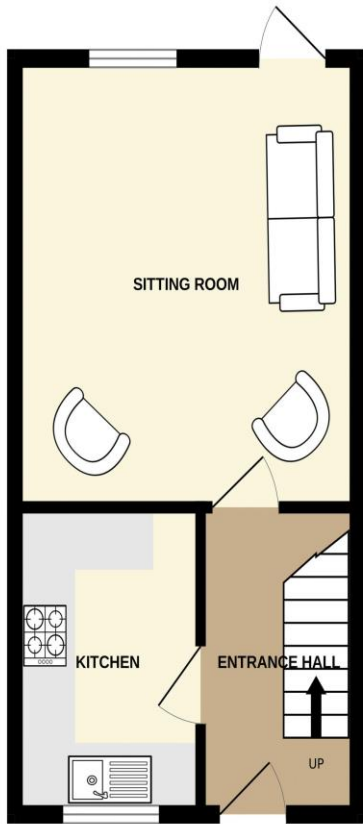
Modern fitted bathroom suite comprising low level WC and wash hand basin with vanity cupboards under and mirror over. Full width shower, mains shower, and ladder towel rail.

Outside

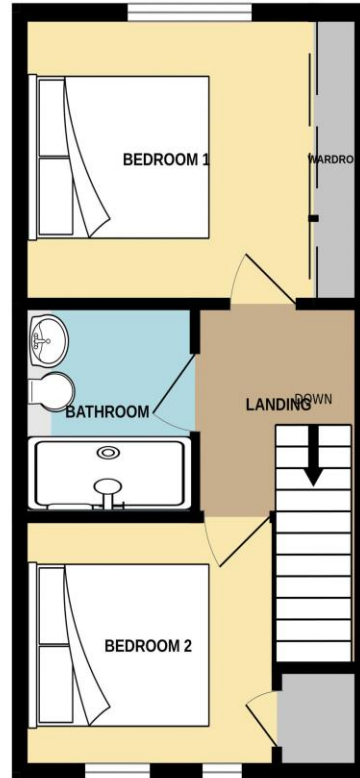
To the front of the property there is a lawned garden and path leading to the front door. The rear garden is enclosed with a timber garden shed. There is an initial patio area, leading on to lawned area with pedestrian gate to the rear leading to the shared carpark.



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

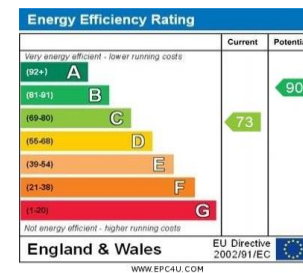


1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
Made with Metropix ©2024



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

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.