



37 Poppy Road
Somerton, TA11 6BG

George James PROPERTIES
EST. 2014

37 Poppy Road

Somerton, TA11 6BG

Guide Price - £320,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

37 Poppy Road is a well presented semi-detached house situated on this popular development. The house has comfortable living accommodation comprising entrance hall, WC, lovely open plan kitchen/dining room and sitting room. To the first floor there are three bedrooms, bathroom and en-suite shower room to the principal bedroom. Outside there are enclosed gardens to the rear, a long driveway offers ample parking leading 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, drainage, gas and electricity are all connected. Council tax band C. Gas fired central heating to radiators.

Entrance Hall

With stairs leading to the first floor and radiator.

WC

With low level WC, wash hand basin and radiator.



Kitchen/Dining Room 18' 7" max x 11' 11" max (5.66m max x 3.64m max)

With window to the front and side, range of base and wall mounted kitchen units with work surfaces over incorporating sink unit with mixer tap. Space for washing machine, dishwasher and fridge freezer. Built in electric oven and four ring gas hob with extractor.

Sitting Room 15' 6" x 10' 9" (4.73m x 3.28m)

With windows and French doors to the garden. Radiator.

Landing

With built in airing cupboard.

Bedroom 1 10' 9" x 10' 7" (3.27m x 3.23m)

With window to the rear, radiator and range of built in wardrobes.

En-Suite Shower Room

With window to the side, low level WC and wash hand basin. Shower cubicle with mains shower. Ladder towel rail.

Bedroom 2 11' 8" x 8' 8" (3.56m x 2.63m)

With window to the front and radiator.

Bedroom 3 11' 0" x 7' 3" (3.36m x 2.20m)

With window to the front and radiator.

Bathroom

With window to the side, low level WC, wash hand basin and panelled bath with mains shower over and screen. Ladder towel rail.

Outside

To the side of the house there is a long driveway with parking for several vehicles leading to the garage.

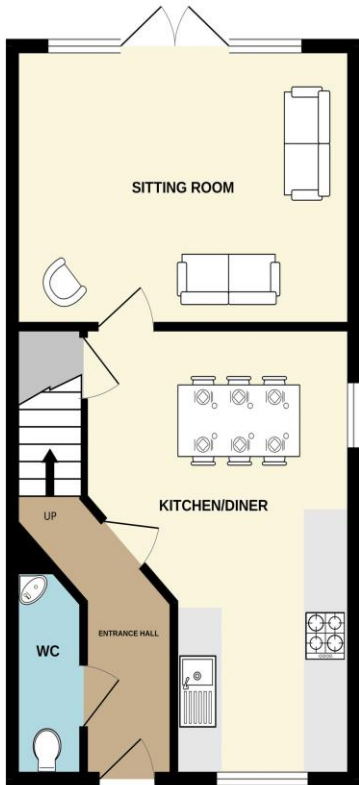
Garage 20' 3" x 10' 4" (6.16m x 3.16m)

With up and over garage door, power and light connected.

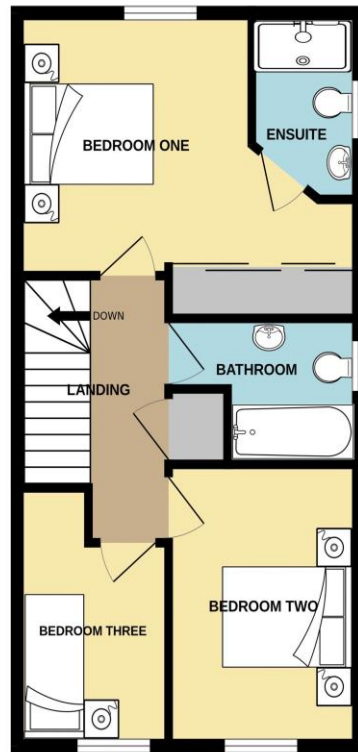
Side pedestrian gate leads to the rear garden with patio area and artificial lawn.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

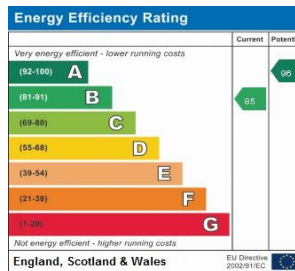


1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 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 ©2023



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.