



20, St Cleers Orchard
Somerton, TA11 6QT

George James PROPERTIES
EST. 2014

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Somerton, TA11 6QT

Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A beautifully presented semi-detached house which has been extended on the ground floor to provide excellent additional living space including a large kitchen/dining room and useful second sitting room. The property benefits from downstairs WC, front sitting room, three first floor bedrooms and modern bathroom. There is oil fired central heating to radiators and double glazing. Outside there are gardens to the rear and side with two timber garden sheds and garage located in a block. The house has been subject to much improvement by the current owner.

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 water, drainage, and electricity are connected. Oil fired central heating to radiators,

Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator and stairs to the first floor. Open under stairs area.

WC

With window to the front, low level WC and wash and basin. Newly fitted floor mounted oil boiler providing hot water and central heating.

Sitting Room 14' 6" x 11' 8" (4.42m x 3.55m)

With large window to the front and radiator.



Kitchen/Dining Room 17' 10" x 10' 11" (5.44m x 3.336m)

With window and glazed door the garden window to the side. Newly fitted range of base and wall mounted kitchen units with work surfaces over. Single drainer sink unit with mixer tap, fitted washing machine, built in appliances including dishwasher, fridge freezer, two eye level ovens and four ring electric hob with extractor hood over. Opening to the dining room with radiator.

Sitting Room/Second Reception Room

With French doors to the garden and radiator.

Landing

With access to the loft space.

Bedroom 1 11' 3" x 9' 8" (3.42m x 2.95m)

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

Bedroom 2 11' 10" x 9' 6" (3.60m x 2.89m)

With window to the front and radiator.

Bedroom 3 11' 10" x 7' 10" (3.60m x 2.39m)

With window to the rear, radiator and built in airing cupboard with hot water cylinder.

Bathroom

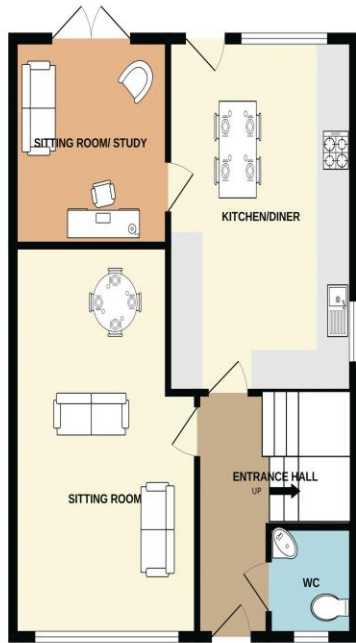
With window to the front. The good size bathroom has a modern bathroom suite comprising low level WC, wash hand basin and panelled bath with electric shower over and shower screen. Range of vanity units with wall mounted mirror fronted units and ladder towel rail.

Outside

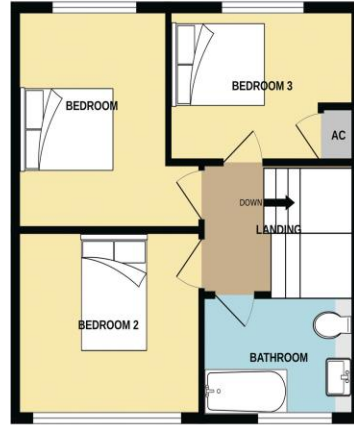
To the front of the property a pedestrian path leads to the front door. The front garden is lawned with side pedestrian gate leading to the rear. There are lawned gardens to the rear and side of the house offering a good degree of privacy with water tap and light. Two timber garden sheds 6' x 6' and 6' x 8' both with power connected. There is a single garage located in a block to the front of the house.



GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

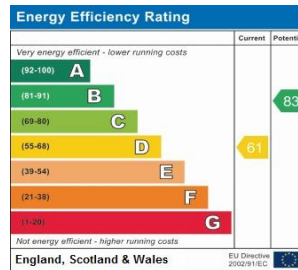


1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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