



61 Pinewood  
Somerton, TA11 6JR

GeorgeJames PROPERTIES  
EST. 2014

# 61 Pinewood

Somerton, TA11 6JR

Guide Price - Guide Price £289,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A good size semi detached bungalow which has been improved and altered by the current owner including new double glazing and boiler. The property has also been adapted for disability access with wider doors and large open wet room. Originally a three bedroom property it was converted by the previous owners to two double bedrooms. There is also a sitting room and kitchen/breakfast room. Outside there are West facing gardens and widened driveway with single garage.

## Situation

Quietly situated in this quiet cul-de-sac among similar bungalows and houses a short distance from the centre of Somerton. Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, 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, electricity, gas and drainage are connected. Council tax band C. Newly installed gas combination boiler providing hot water and central heating.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with access to loft space, radiator and built in cupboard housing gas fired boiler providing hot water and central heating.

## Sitting Room 17' 1" x 11' 11" (5.20m x 3.64m)

With large window to the front, radiator and feature fire place. Opening to



**Kitchen/Breakfast Room** 14' 10" x 10' 0" (4.53m x 3.05m)

With window to rear and part glazed door to rear garden, range of base and wall mounted kitchen units with work surfaces over and low level one and a half bowl sink unit with mixer tap, space and plumbing for washing machine and dishwasher.

**Wet room**

With window to rear, heated ladder towel rail, low level WC and wash hand basin. Opening to a large shower area with mains shower and heated ladder towel rail.

**Bedroom 1** 11' 0" max x 18' 1" max (3.35m max x 5.50m max)

With windows to side and rear with radiator.

**Bedroom 2** 11' 11" x 10' 11" (3.63m x 3.33m)

With window to front and radiator.

**Outside**

To the front of the property there is a vehicular entrance and driveway that has been widened. The front garden is laid to lawn with flower and shrub borders. Access to the rear garden.

**Garage** 20' 1" x 9' 0" (6.13m x 2.75m)

With up and over garage door, window to rear and pedestrian door to the rear garden.

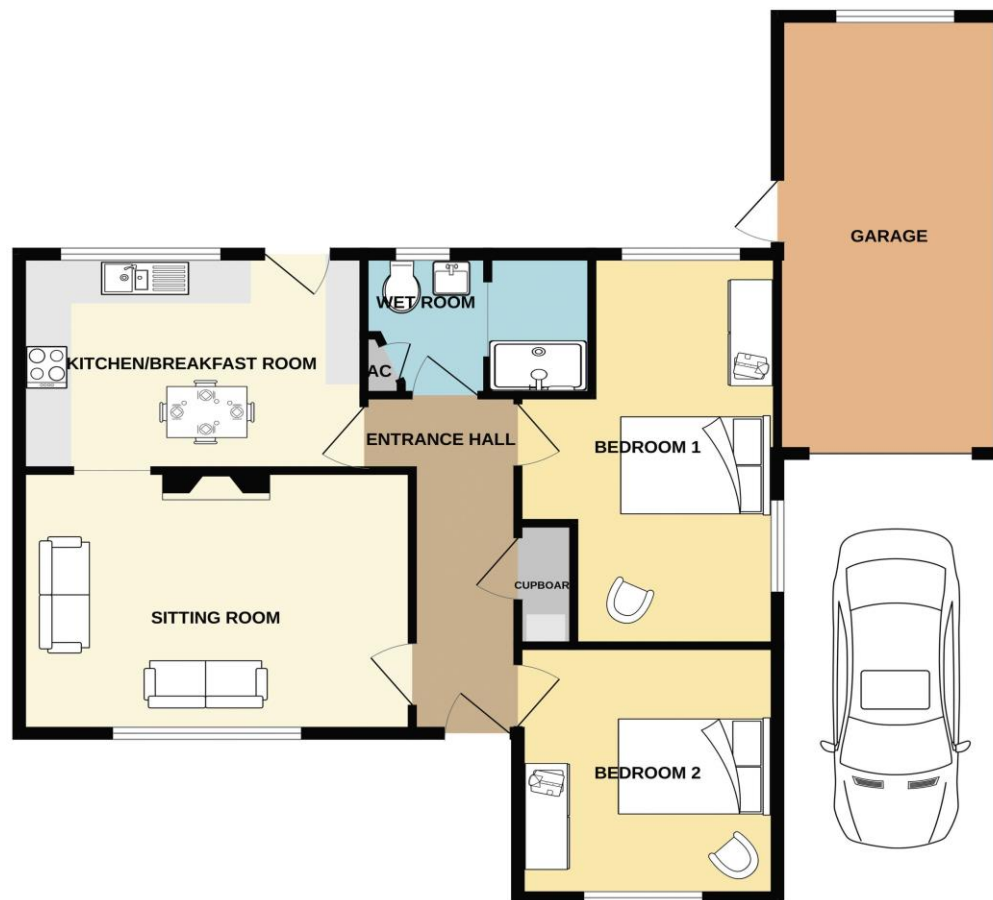
The front garden is mainly lawned with flower and shrub beds with a path leading to the front entrance door.

**Rear Garden**

To the rear of the property there is a patio area and lawned garden enclosed by panel fencing. There is a small greenhouse and timber shed. The rear gardens face West.

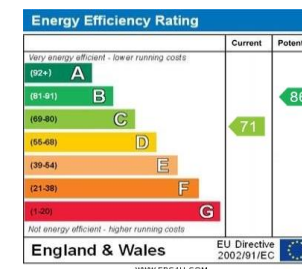


GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 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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