



32 Primrose Hill
Charlton Mackrell TA11 7AP

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £165,000

Tenure – Leasehold

Local Authority – Somerset Council

Summary

Occupying a lovely position on this quiet over 50's residential park home site, this brand new, fully furnished two-bedroom property benefits from a spacious and bright open plan living area, a fully fitted kitchen, shower room and two double bedrooms. Outside there is off road parking and low maintenance gardens that wrap around the property.

Services

Mains water, electricity and drainage are all connected. LPG gas fired boiler provides hot water and central heating.

Amenities

Charlton Mackrell is a popular village 3 miles to the east of Somerton and 4 miles from the A303 Podimore Junction. The village provides a primary school and parish church and the neighbouring village of Charlton Adam offers a church and a pub. The surrounding centres of Street, Glastonbury, Somerton, Yeovil (11 miles) and Taunton (32 miles) provide a wider choice of shopping and recreational facilities. Castle Cary Railway Station 8 miles with a main line to London, Paddington.

Entrance Hall

Step gives access to the property. Double glazed front door, radiator, and access to the loft space, door to

Kitchen 9' 4" x 12' 4" (2.84m x 3.75m)

Range of base and wall units, a cupboard which houses the boiler, one and a half bowl stainless steel sink with a single mixer tap, 4 ring gas hob, built under electric oven, extractor hood, integral appliances include a fridge/freezer and washing machine. radiator, window and door to rear.

Dining Room 9' 7" x 6' 9" (2.93m x 2.07m)

Radiator, opening to sitting room, sliding patio doors to front which gives access to a patio area.

Sitting Room 19' 3" x 9' 11" (5.86m x 3.02m)

Bay windows to front and side, radiator, feature fireplace with electric flame fire.

Shower Room 6' 2" x 5' 7" (1.89m x 1.70m)



Obscure window to side, large shower cubicle with thermostatic shower, wash hand basin, low level WC, mirror and radiator.

Bedroom 1 9' 5" x 10' 6" (2.86m x 3.20m)

Radiator, range of built in wardrobes, dressing table, bedside tables and chest of draws, window to rear.

Bedroom 2 7' 9" x 8' 9" (2.36m x 2.67m)

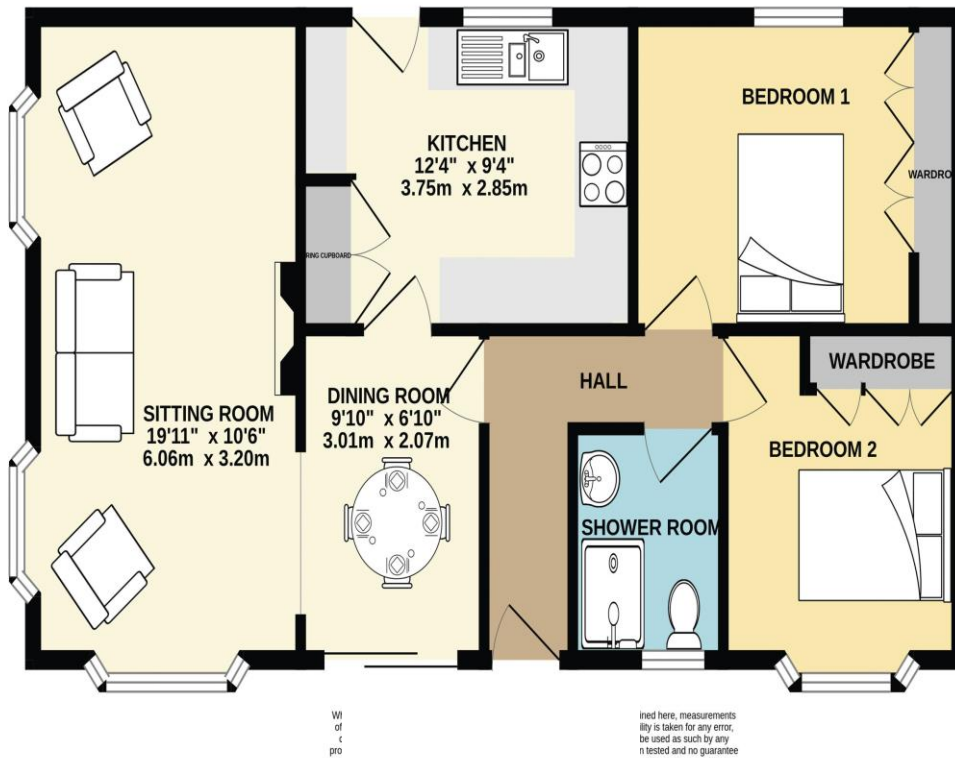
Radiator, range of built in wardrobes, dressing table, bedside tables and chest of draws, bay window to side.

Outside

Low maintenance gardens enclosed by fencing, tarmac drive providing private parking.



GROUND FLOOR



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