



32 Primrose Hill  
Charlton Mackrell TA11 7AP

George James PROPERTIES  
EST. 2014

# 32 Primrose Hill

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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)

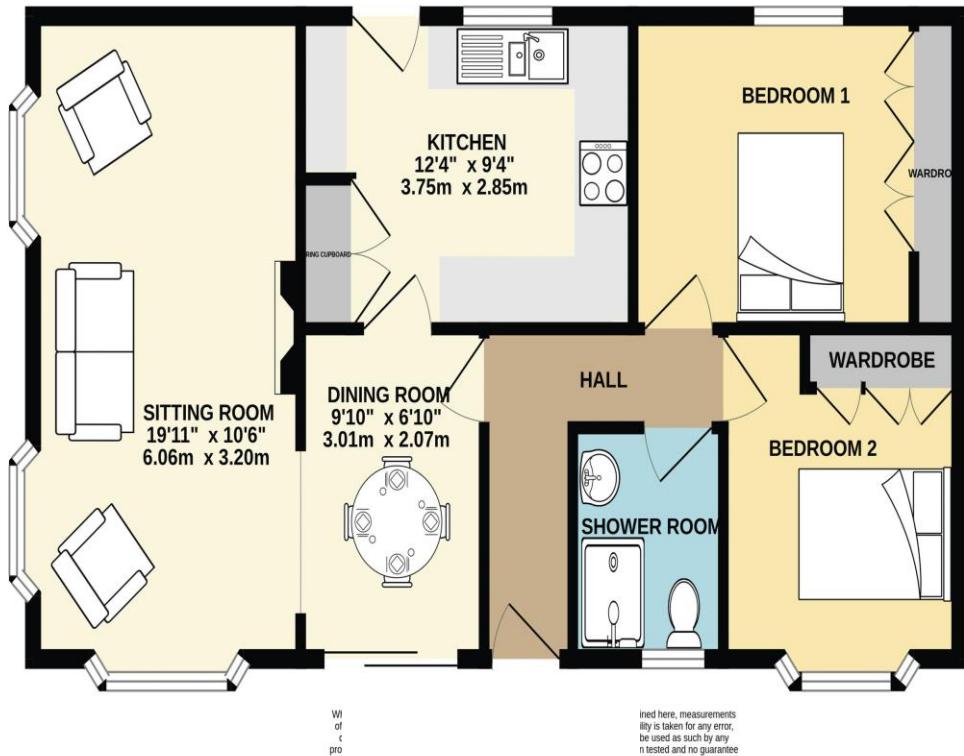
Radiator, range of built in wardrobes, dressing table, bedside tables and chest of draws, bay window to side.

#### Outside

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



## GROUND FLOOR



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