



1 Mowries Court
Somerton, TA11 6NF

GeorgeJames PROPERTIES
EST. 2014

1 Mowries Court

Somerton, TA11 6NF

Guide Price - £229,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Mowries Court is an end of terrace house conveniently situated in this popular cul-de-sac close to the centre of the town. The house offers comfortable accommodation comprising entrance hall, kitchen and living room/dining room with door leading to the garden. To the first floor there are two bedrooms and bathroom. The house comes with one of the largest gardens on this small development with side access and gate from the garden leading to an allocated parking area.

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 and electricity are all connected. Council tax band B.

Entrance Hall

Entrance door leads to the entrance hall with stairs to the first floor. Understairs storage area and electric night storage heater.

Kitchen 9' 10" x 6' 7" (3.00m x 2.00m)

With window to the front, base and wall mounted kitchen units with single drainer sink and mixer tap. Space for washing machine, cooker and fridge freezer.



Sitting Room 14' 3" x 13' 0" (4.34m x 3.95m)

With window to the rear and part glazed door to the rear garden.
Night storage heater.

Landing

With access hatch to the loft space.

Bathroom

With low level WC, wash hand basin and panelled bath with electric shower over and screen. Electric wall heater.

Bedroom 1 13' 2" x 9' 4" (4.01m x 2.84m)

With window to the rear and panel heater. Free standing wardrobe included in the sale.

Bedroom 2 9' 6" x 8' 2" (2.90m x 2.48m)

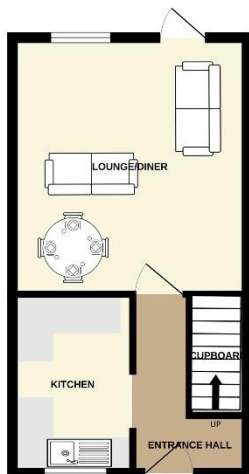
With two windows to the front and panel heater. Built in airing cupboard housing hot water cylinder.

Outside

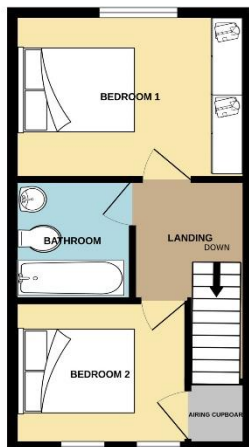
To the front of the property a path leads to the front door, with lawned garden with shrub beds. Side access leads to the rear garden with patio, lawned area and various flower and shrub beds. Timber garden shed. A pedestrian gate leads to an allocated area for parking.



GROUND FLOOR
29.5 sq.m. approx.



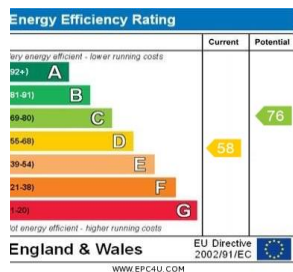
1ST FLOOR
29.5 sq.m. approx.



TOTAL FLOOR AREA : 59.0 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 ©2025



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.