



Corner Cottage  
North Street, Somerton, TA11 7NY

George James PROPERTIES  
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# Corner Cottage

North Street, Somerton, TA11 7NY

Guide Price - £199,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Corner Cottage is a charming cottage situated in a prestigious location within a stones throw of Somerton Town. The property has recently been recarpeted and is offered with no onward chain. Internally, the accommodation comprises a living room with wood burning stove, kitchen/breakfast room, downstairs bedroom, with a further bedroom and bathroom upstairs. There is a courtyard garden directly behind the property, with a further garden located a short distance from the property. The property would make a fantastic first time buy, investment purchase or quirky Air Bnb home.

## Services

The property is connected with mains electricity, water and drainage. Heating is via night storage heaters and a wood burning stove in the living room. Council Tax Band A.

## Situation

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.

### Living Room 14' 9" x 13' 3" (4.5m x 4.05m)

With 2x windows to the front, wood burning stove, storage heater, stairs to first floor.

### Kitchen/Breakfast Room 14' 9" x 12' 5" (4.5m x 3.78m)

Measurements are maximum. With door to courtyard garden, windows to front and rear, beautiful flagstone flooring, brand new electric oven and hob, space for washer/dryer, space for fridge/freezer. These items of the furniture may be left in the property if a satisfactory offer is received.



**Bedroom Two (Downstairs) 13' 3" x 6' 7" (4.05m x 2m)**

Previously also used as a study. With large window to side overlooking courtyard, storage heater.

**First Floor Landing**

With coloured glass cube windows to rear, access to bathroom and bedroom one.

**Bedroom One 11' 4" x 9' 6" (3.45m x 2.9m)**

With window to front, storage heater, airing cupboard housing hot water tank.

**Bathroom**

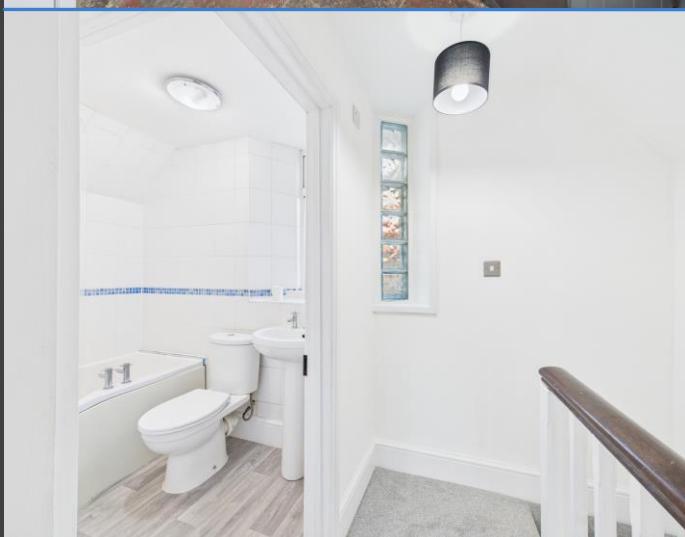
With frosted window to rear, ladder radiator, bath with shower over, close coupled WC, sink, access to attic.

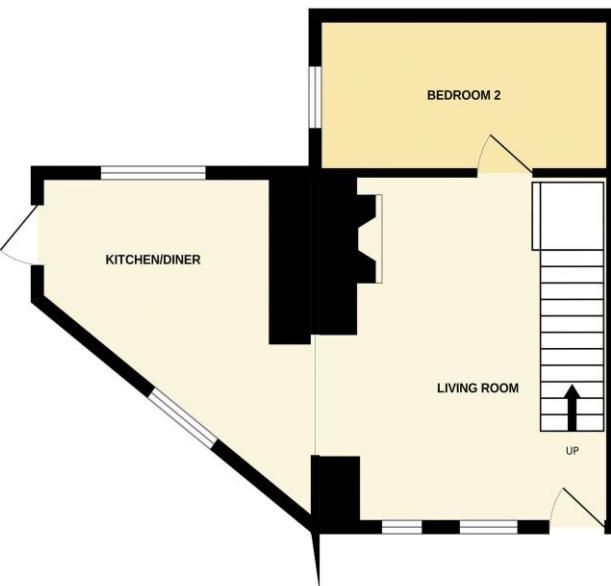
**Outside**

The front door opens onto North Street which is a short walk away from the Town Centre. To the rear is an open courtyard garden which is currently laid to shingle. There is a further garden which is laid to lawn accessible a short walk away from the property.

**Agents Note**

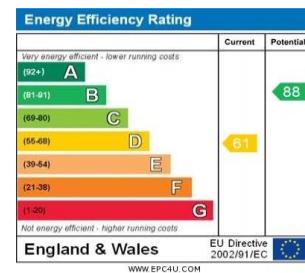
The garden to the cottage is separate to the property and located to the rear in Belle Vue. Please refer to the plan shown.





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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