



33 Russet Road  
Somerton, TA11 6AU

George James PROPERTIES  
EST. 2014

# 33 Russet Road

Somerton, TA11 6AU

Guide Price - £395,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A sublime and imposing detached family home, presented in 'show home' condition by our sellers. The property has been improved and upgraded over the years to offer buyers a very attractive property in a popular residential location in Somerton. With a beautiful living room, large kitchen/diner, welcoming entrance hall and WC downstairs, with four bedrooms, the master with ensuite, and a stylish family bathroom on the first floor. Externally, the private south-facing rear garden has been landscaped for ease of maintenance with a new patio and artificial grass, with a garage and off street parking to the front. This property is a real gem and an early viewing is highly advised to fully appreciate it in person.

## 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 is a good level of amenities including shops, bank, library, doctor and dentist surgeries, 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. 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, drainage, gas and electricity are all connected. Council Tax Band E

## what3words

## Entrance Hall

Entrance door leads to the entrance hall with stairs to the first floor, radiator.

## Cloakroom

With window to rear, radiator, low level WC, wash hand basin.



**Kitchen/Diner** 18' 6" x 12' 1" (5.64m x 3.68m)

With two windows to front, radiator, French doors to rear, integrated dishwasher, fridge/freezer, with space for additional fridge/freezer and washing machine. Range of matching wall and base units with one and a half sink with drainer.

**Living Room** 18' 1" x 14' 0" (5.51m x 4.27m)

With windows to front, French doors to rear, radiator, under stairs storage cupboard.

**First Floor Landing**

With radiator, access to attic, storage cupboard.

**Bedroom 1** 13' 2" x 10' 7" (4.01m x 3.23m)

With windows to the front, radiator, built in wardrobes.

**En-suite Shower Room**

With window to rear, low level WC, wash hand basin and shower cubicle with mains shower, ladder towel rail.

**Bedroom 2** 11' 3" x 10' 6" (3.43m x 3.2m)

With two windows to the front and radiator.

**Bedroom 3** 11' 3" x 8' 0" (3.43m x 2.44m)

With window to the rear, radiator.

**Bedroom 4** 9' 5" x 8' 1" (2.87m x 2.46m)

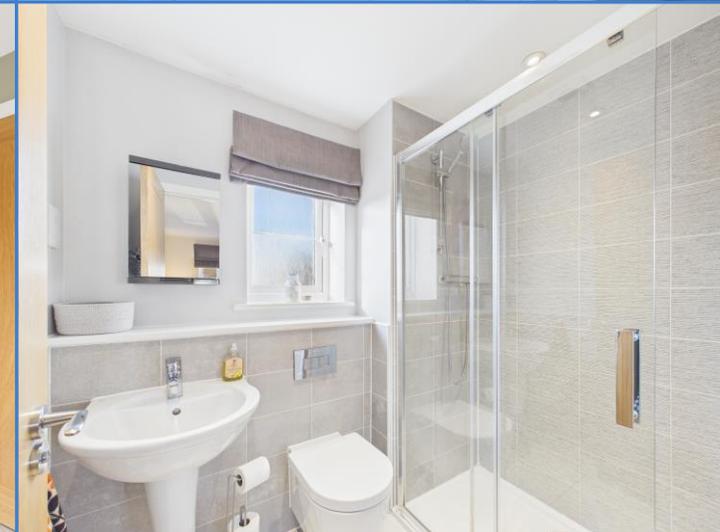
With window to the front and radiator.

**Bathroom**

With window to the rear, low level WC, wash hand basin and panelled bath with shower over. Ladder towel rail.

**Outside**

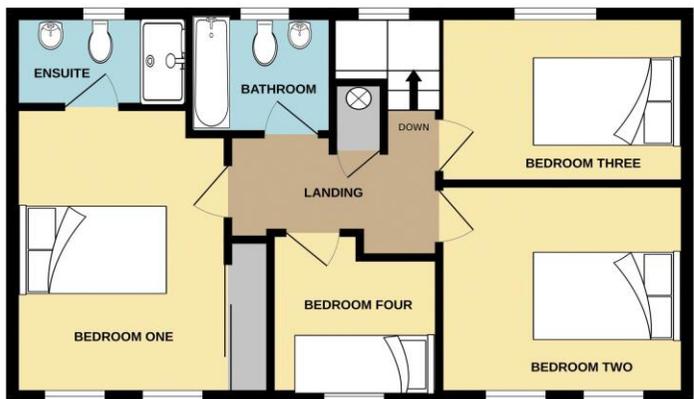
To the front of the property is a pretty brick paviour area with large planters housing trees and shrubs belonging to the council. The boundary of the property is lined with a pretty fence which leads to a gated driveway with parking for several cars. This leads to a detached single garage with up and over garage door, lighting and power. Also at the front is a tap. The rear garden has been beautifully landscaped by our sellers for ease of maintenance, with a new patio installed with shingled seating area. The main area has been laid to artificial turf, with planters housing establishing plants, bushes and shrubs. The house is on the edge of the estate therefore benefits from a good degree of privacy.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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 6/2025

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.