



56 St. Cleers Orchard
Somerton, TA11 6QY

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £359,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

56 St Cleers Orchard is a well presented detached family house. The property has been extended on two floors to provide an additional reception room and a large master bedroom with dressing area and en-suite. On the ground floor the accommodation includes a cloakroom, modern kitchen, conservatory, dining room and sitting room with wood burning stove. To the first floor there are three bedrooms and two bathrooms, bedrooms one and two both have fully fitted air conditioning units. Outside there is off road parking for two cars and access to a single garage, private front and rear gardens.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. The property has been fitted with solar PV panels which are owned by the property and provide great savings on energy costs.

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.

Entrance Hall

With stairs to the first floor, understairs cupboard and radiator.

Cloakroom

With window to the rear, low level WC and wash hand basin. Heated ladder towel rail.

Kitchen 11' 9" x 7' 1" (3.58m x 2.16m)

With window to the front. Range of modern kitchen units with space for dishwasher and fridge freezer. Electric cooker with splash back and extractor hood. One and a half bowl sink unit with mixer tap.



Sitting Room 17' 9" x 13' 5" max (5.41m x 4.09m max)

With opening to the dining room and patio doors to the conservatory. Two radiators and a cast iron wood burning stove.

Conservatory 10' 8" x 10' 3" (3.24m x 3.12m)

With French doors to the gardens and radiator.

Dining Room/Utility 11' 5" x 8' 9" (3.47m x 2.67m)

With window to the rear and French doors to the garden. Radiator. Range of fitted cupboards and shelving with space and plumbing for washing machine and tumble dryer.

Landing

With window to the rear on half landing. Built in airing cupboard, Access to loft space with ladder.

Bedroom 1 11' 6" x 13' 7" (3.50m x 4.15m)

This impressive bedroom space has a dressing area and en-suite shower room. With window to the rear and radiator. Wall mounted air conditioning unit.

En-Suite Shower Room

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

Bedroom 2 14' 2" x 8' 6" (4.31m x 2.60m)

With two windows to the front, radiator and built in double wardrobe. Wall mounted air conditioning unit.

Bedroom 3 9' 4" x 6' 11" (2.85m x 2.10m)

With window to the front and radiator.

Bathroom 7' 4" x 5' 5" (2.23m x 1.64m)

With window to the rear. Bathroom suite comprising low level WC, wash hand basin and panelled bath with shower screen and mains shower. Heated ladder towel rail.

Outside

A double width driveway provides off road parking for two cars with access to the garage and gate to the garden.

Garage 17' 3" x 8' 6" (5.26m x 2.6m)

With pedestrian door to the rear, power and light connected.

The enclosed private front garden is laid to lawn with flower and shrub beds. A pathway leads to the side of the house where there is the main front entrance door. The pathway continues to the rear area which is laid to decking with pergola with pitched tiled roof. Outside power, water and lighting.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	73	75
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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