



3 Court House Close
Somerton, TA11 7EU

George James PROPERTIES
EST. 2014

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Somerton, TA11 7EU

Guide Price - £425,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

This stylish three storey townhouse offers spacious and versatile luxury living. Conveniently situated close to the centre of the town Court House Close is an exclusive modern development of just seven townhouses. The flexible accommodation comprises study on the ground floor with an attractive garden room with bi-fold doors leading out to the part walled garden. The garden room has an en-suite shower room allowing this room to be used as a ground floor bedroom suite. On the first floor is a spacious open plan kitchen, dining room and lounge area. The second floor features two double bedrooms both with en-suite facilities.

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, gas and electricity are all connected. Council tax band E.

Entrance Hall

Spacious entrance hall with built in cloaks cupboard and built in understairs cupboard. Stairs lead to the first floor.

Study 9' 8" x 8' 8" (2.95m x 2.65m)

With window to the front.



Garden Room/Bedroom 3 14' 7" x 10' 9" (4.45m x 3.27m)

With wide bi-folding doors to the enclosed garden.

Shower Room 7' 4" x 5' 9" (2.24m x 1.75m)

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

Landing

With stairs to the second floor and built in airing cupboard. Double doors open to the living area.

Sitting Room 20' 2" x 9' 10" (6.15m x 3.00m)

With windows to the front and rear, impressive part vaulted ceiling.

Kitchen Area 14' 7" x 10' 10" (4.45m x 3.31m)

With window to rear and range of wall and base units with quartz worksurfaces. Inset one and a half stainless steel sink/drainer unit with mixer tap and food disposal unit. Range of integrated appliances comprising eye level double oven, fridge/freezer, microwave and dishwasher. Tiled flooring, radiator and space for washer/dryer. Five ring gas hob with stainless steel extractor canopy over.

Dining Room 14' 7" x 9' 10" (4.45m x 3.00m)

With window to the front.

Second Floor Landing

With access hatch to the roof space which is part boarded with ladder.

Bedroom 1 14' 7" x 10' 10" (4.45m x 3.31m)

With window to the rear and range of mirror fronted wardrobes.

En-suite 7' 4" x 5' 11" (2.24m x 1.80m)

With low level WC, wash hand basin and panelled bath with shower over. Heated ladder towel rail.

Bedroom 2 12' 1" x 10' 7" (3.69m x 3.22m)

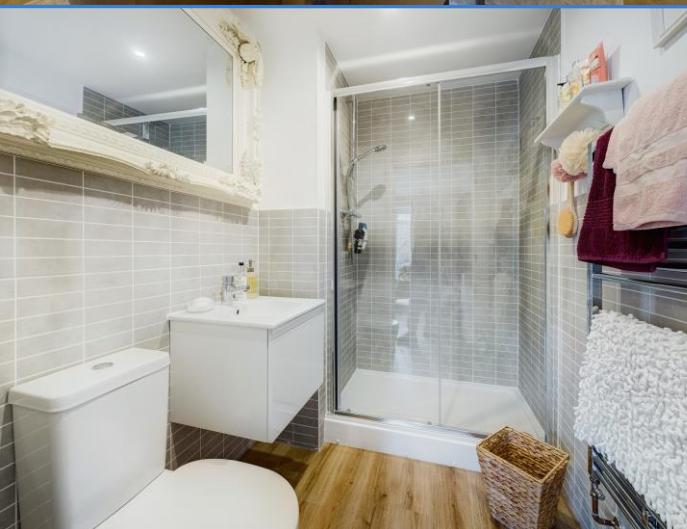
With window to the front.

Shower Room 9' 2" x 3' 8" (2.80m x 1.12m)

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

Outside

To the front of the property is a lawned garden with path leading to the front door open, covered storm porch. A driveway offers off road parking and access to the garage.



Garage

With electric roller door, power and light connected. Wall mounted gas boiler and internal door to the garden room. Door to the garden.

The enclosed rear garden is West facing taking full advantage of the afternoon and evening sunshine. The garden is laid to patio with raised flower and shrub beds, the rear boundary is an attractive, original redbrick boundary wall.



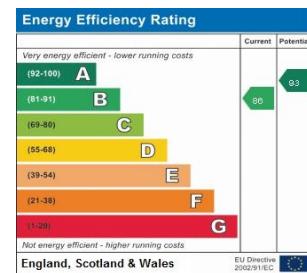




TOTAL FLOOR AREA: 1635 sq.ft. (151.9 sq.m.) approx.

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.

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