



Beacon House

28 Behind Berry, Somerton, TA11 6JS

GeorgeJames PROPERTIES

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28 Behind Berry, Somerton, TA11 6JS

Guide Price - £277,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Beacon House is a spacious end of terrace victorian property situated within level walking distance to amenities. The accommodation is arranged over two floors and comprises large entrance hall, sitting room, dining room, inner hall/storage area, kitchen, utility/boot room and WC on the ground floor. To the first floor there are three bedrooms and bathroom. Outside, the property offers a generous rear garden, off road parking and two outbuildings.

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, gas and electricity are all connected. Private drainage to septic tank (not shared). Gas fired central heating to radiators. Council tax band C.

Entrance Hall

With part glazed entrance door, stairs to first floor, understairs storage area and radiator.

Sitting Room 16' 2" x 12' 1" into bay (4.94m x 3.69m into bay)

With bay window to front, two radiators and fireplace housing gas fire.



Dining Room 13' 9" x 13' 3" (4.18m x 4.04m)

With window to rear, radiator and fireplace housing gas fire.

Inner Hall 13' 4" x 4' 9" (4.06m x 1.46m)

With window to side, fitted cupboards and radiator.

Kitchen 11' 8" x 9' 11" max (3.56m x 3.03m max)

With window to side, range of wall and base units with inset stainless steel sink/drain unit and mixer tap, tiling to splash prone areas, space for various appliances comprising fridge/freezer, cooker and washing machine, radiator and part glazed door to:-

Utility/Boot Room 10' 6" x 4' 7" (3.21m x 1.40m)

With windows to side and rear, tiled floor and door to rear garden.

Downstairs Cloakroom 4' 7" x 2' 10" (1.40m x 0.87m)

With low level WC, tiled floor and radiator.

First Floor Landing

With access to roof space.

Bedroom One 13' 3" x 11' 11" (4.04m x 3.63m)

With window to front and radiator.

Bedroom Two 13' 3" x 11' 5" max (4.03m x 3.49m max)

With window to rear and radiator.

Bedroom Three 16' 10" x 7' 7" (5.13m x 2.31m)

With window to front and radiator.

Bathroom 11' 7" x 5' 9" (3.54m x 1.74m)

With window to rear, low level WC, wall mounted wash hand basin, panelled bath, radiator, tiling to splash prone areas, walk in airing cupboard housing wall mounted gas fired boiler with slatted shelving.

Outside

The property is approached via a pedestrian path leading to the front door. A shared vehicular drive underneath the archway gives access to the rear where off road parking is available. The rear garden is mostly laid to lawn with a large timber shed and detached garage/workshop.

Shed 15' 10" x 9' 10" (4.83m x 3.00m)

With windows. (Light and power not connected).

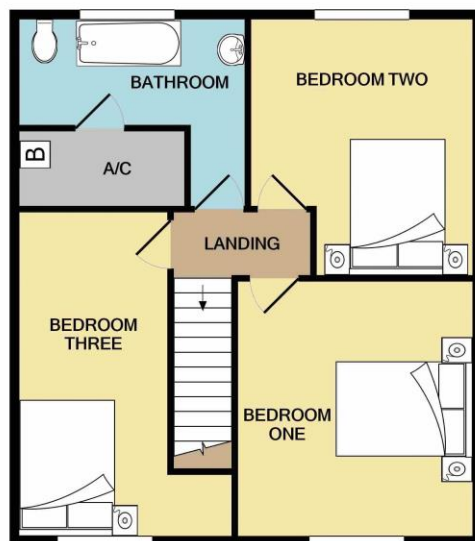
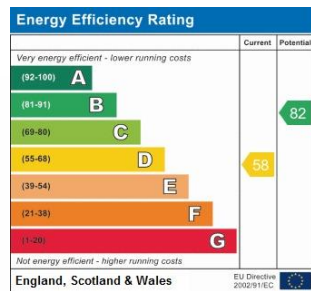
Garage/Workshop 18' 4" x 11' 5" (5.58m x 3.48m)

With windows, up and over garage door and personal door. (Light and power not connected)





GROUND FLOOR
APPROX. FLOOR
AREA 663 SQ.FT.
(61.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1275 SQ.FT. (118.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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