



32 Walnut Drive  
Somerton, TA11 6LL

GeorgeJames PROPERTIES  
EST. 2014

# 32 Walnut Drive

Somerton, TA11 6LL

Guide Price - Guide Price £130,000

Tenure – Leasehold

Local Authority – Somerset Council

## Summary

32 Walnut Drive is a spacious ground floor apartment within walking distance of Somerton Town. With two bedrooms, wet room, rear garden and no onward chain. The property requires modernisation throughout but would make a fantastic first time or buy to let. There is communal parking to the rear of the property.

## 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. Gas fired central heating to radiators. Council tax band A.

## Entrance Hall

With three storage cupboards, radiator.

**Living Room** 16' 2" x 11' 9" (4.93m x 3.57m)

With window and door to rear garden, radiator.

**Kitchen** 9' 11" x 6' 10" (3.02m x 2.08m)

With window to rear, radiator, boiler, stainless steel with drainer, matching wall and base units, space for fridge/freezer, space for washing machine.

**Bedroom One** 10' 8" x 8' 9" (3.26m x 2.67m)

With window to front, radiator, built in wardrobe.

**Bedroom Two** 7' 4" x 7' 0" (2.24m x 2.14m)

With window to front, radiator.

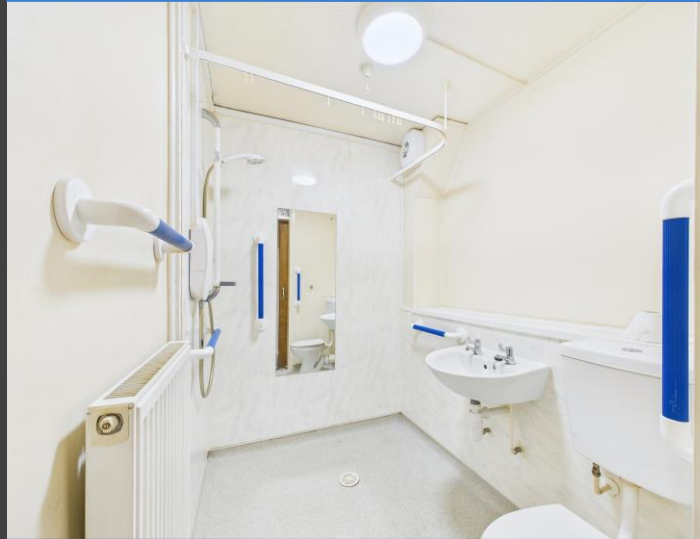


**Wet Room** 6' 5" x 5' 10" (1.95m x 1.79m)

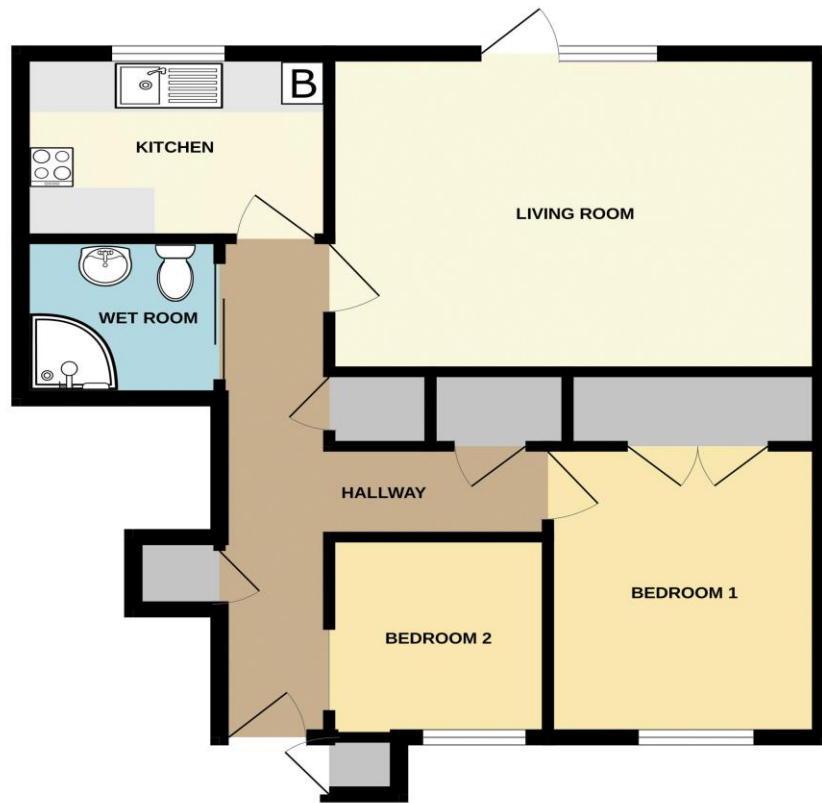
With radiator, extractor fan, low level WC, sink, modern power shower.

**Outside**

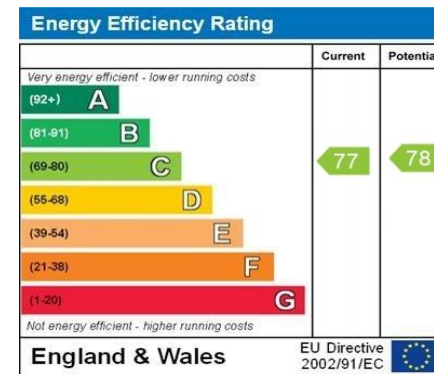
To the front of the property is a storage cupboard. To the rear is an allocated garden with patio, grass and a pathway which leads to a communal parking area for properties in the immediate vicinity.



## GROUND FLOOR



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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