



Silver Birches
New Street, Somerton, TA11 7NU

GeorgeJames PROPERTIES
EST. 2014

Silver Birches

New Street, Somerton, TA11 7NU

Guide Price - £365,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A detached family house built in the 1960's and the first time offered for sale to the open market. The property is in need of some general updating and may be suitable for extension subject to the usual planning. The accommodation comprises entrance hall, cloakroom, large bright sitting room/dining room, kitchen and second reception room/study. To the first floor there is a bathroom and four bedrooms. The house is approached via a gated vehicular entrance with off road parking and garage. There are large, private south facing gardens to the rear.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired warm air heating throughout. Solar panels were fitted in approximately 2015 and are part of a feed in tariff (FIT) providing excellent 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 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. 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.

Entrance Porch

Sliding entrance door leads to the entrance porch with entrance door leading to the hall.

Entrance Hall

With stairs to the first floor and built in cloak cupboard.

WC

With window to the front, low level WC and wash hand basin.

Sitting Room/Dining Room 19' 4" x 12' 6" (5.89m x 3.82m)

A bright double aspect room with windows to the rear and side.



Study 11' 11" x 9' 11" (3.62m x 3.02m)

With window to the rear. Built in cupboard housing gas warm air heater.

Kitchen 15' 3" x 6' 9" (4.66m x 2.05m)

With window to the front and glazed door to the side. Bespoke hand made kitchen comprising base and wall units with work surfaces over. Double drainer sink unit, space for washing machine, dishwasher and fridge freezer.

Landing

With window to the front, built in storage cupboard and built in airing cupboard housing hot water cylinder. Access hatch to the loft space with fitted ladder.

Bedroom 1 13' 8" x 10' 9" (4.16m x 3.27m)

With window to the rear and built in wardrobe.

Bedroom 2 13' 8" x 9' 0" (4.16m x 2.75m)

With window to the rear and built in wardrobe.

Bedroom 3 11' 1" x 9' 3" (3.38m x 2.81m)

With window to the rear and built in wardrobe.

Bedroom 4 7' 10" x 6' 1" (2.39m x 1.85m)

With window to the side.

Bathroom 7' 9" x 5' 11" (2.37m x 1.80m)

With window to the side, low level WC, bidet, pedestal wash hand basin and panelled bath with shower over. Heated ladder towel rail.

Outside

To the front of the house is a natural stone front boundary wall with vehicular gated entrance to an off road parking area. Side pedestrian access to either side leads to the rear garden.

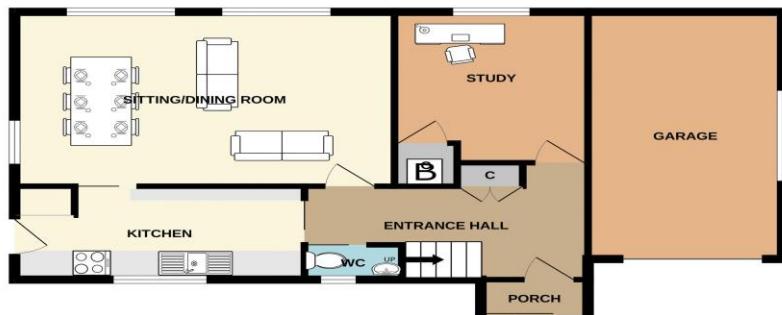
Garage 17' 10" x 9' 11" (5.43m x 3.02m)

With up and over garage door, window to side, power and light connected.

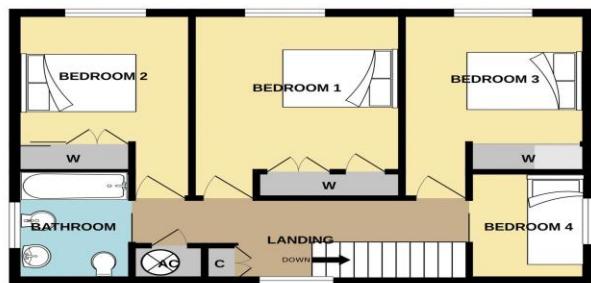
The gardens to the rear of the house are south facing.



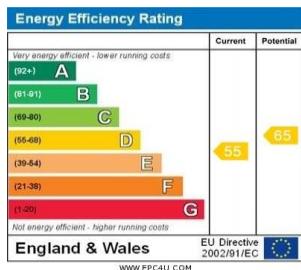
GROUND FLOOR
70.1 sq.m. approx.



1ST FLOOR
52.3 sq.m. approx.



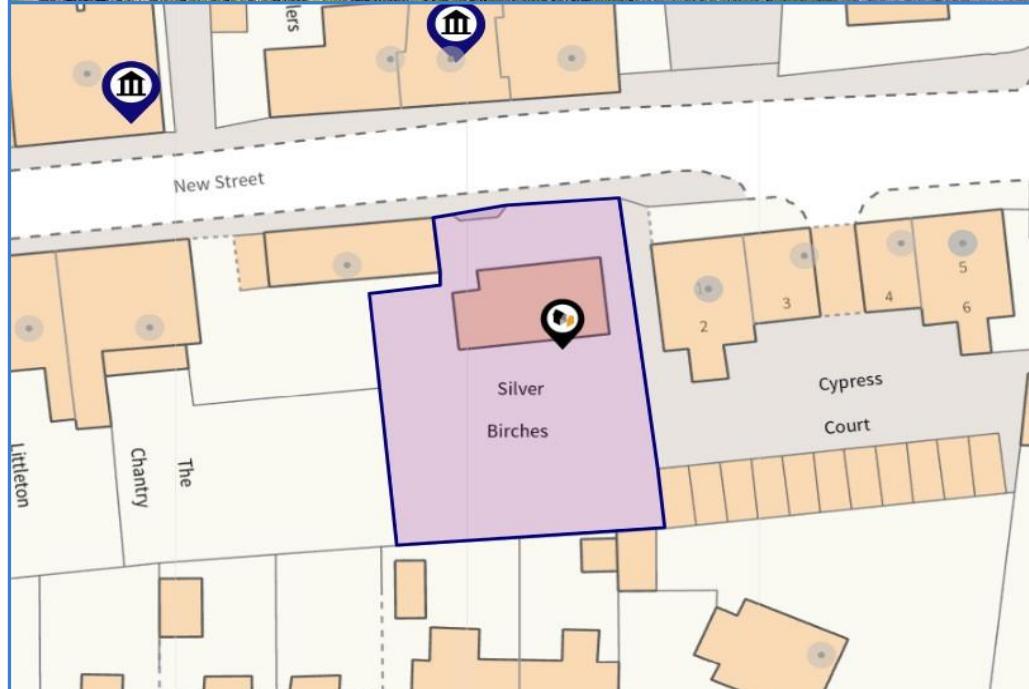
TOTAL FLOOR AREA: 122.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should not be relied upon as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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