



## Rainbow Cottage

New Street, Somerton, TA11 7NS

GeorgeJames PROPERTIES

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Guide Price - £230,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Rainbow Cottage is a charming period cottage situated within a short stroll of Somerton Town Centre. The property could benefit from some updating, but is packed full of character features including exposed beams and flagstone flooring, and is offered with no onward chain. Internally, there is a living room, kitchen/diner, downstairs bathroom, with two bedrooms upstairs. There is a sun terrace from the dining room which offers spectacular views over neighbouring countryside. Underneath the property is a large garage/workshop which is accessed via a pretty grass pathway a short walk away from the cottage.

## Services

Mains drainage, water and electricity connected. Heating via electric heaters and fireplace in living room. Council Tax Band B.

## 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.

## Living Room 14' 2" x 10' 1" (4.32m x 3.08m)

With window to front, storage heater, feature stone fireplace with wood burning stove, flagstone flooring.

## Kitchen 10' 8" x 8' 6" (3.25m x 2.59m)

Wooden cupboards and worktops, Belfast sink, tiled flooring, electric oven and hob, understairs cupboard, space for fridge/freezer.

## Dining Room 8' 11" x 8' 5" (2.72m x 2.57m)

With storage heater, sliding doors to sun terrace.





**Bathroom** 11' 7" x 4' 2" (3.54m x 1.28m)

With window to rear, airing cupboard, electric radiator, bath with shower over, low level WC.

**Bedroom One** 15' 2" x 7' 11" (4.63m x 2.42m)

With window to rear, exposed feature brick wall, fireplace, access to attic.

**Bedroom Two** 13' 2" x 10' 3" (4.01m x 3.13m)

With window to rear, stunning countryside views.

**Outside**

Direct from the dining room is a peaceful and tranquil sun terrace with outside tap, metal railings, space for seating, and breath-taking countryside views. A couple of properties down is a grass pathway that leads down to a large garage/workshop space, position underneath the cottage.

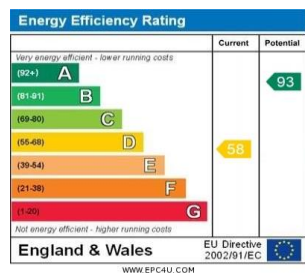






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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