



5 Hodges Barton  
Somerton, TA11 6QD

George James PROPERTIES  
EST. 2014

# 5 Hodges Barton

Somerton, TA11 6QD

Guide Price - £289,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

5 Hodges Barton is a modern cottage-style semi-detached house situated within this quiet cul-de-sac of similar houses. The property includes accommodation comprising entrance hall, WC/utility, kitchen, sitting room/dining room, and a beautiful south facing garden. To the first floor there are three bedrooms and bathroom. The main bedroom has an en-suite shower room. To the front of the house there is parking along with an allocated space within the barn style car port.

## Services

Mains water, drainage, gas and electricity are all connected. Council Tax band C.

## 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.

## what3words

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## Agents Note

The photo used as the main photo is the view from the rear garden.

## Entrance Hall

With stairs leading to the first floor, radiator and understairs storage cupboard.



### WC

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

### Kitchen 10' 6" x 7' 9" (3.2m x 2.36m)

With window to front, radiator, exposed brick wall, matching wall and base units, 1.5 sink with drainer, gas hob with extractor over, electric oven, space for washing machine and fridge/freezer.

### Living Room 17' 9" x 16' 1" (5.41m x 4.90m)

With windows to rear, French doors to rear, three radiators, feature brick fireplace with gas fire, exposed brick wall.

### First Floor Landing

With storage cupboard, access to loft.

### Bedroom 1 14' 2" x 9' 0" (4.31m x 2.74m)

With window to rear, radiator, space for wardrobe.

### Ensuite

With frosted window to side, radiator, low level WC, sink, shower cubicle with mains shower.

### Bedroom Two 9' 5" x 7' 11" (2.86m x 2.41m)

With window to front, radiator.

### Bedroom Three 8' 2" x 7' 11" (2.48m x 2.41m)

With window to front, radiator.

### Bathroom

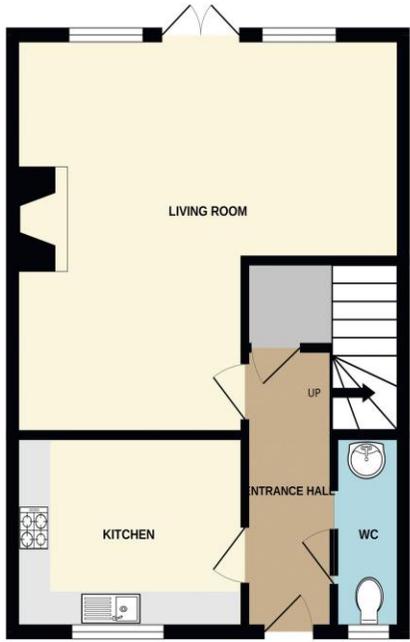
With frosted window to side, radiator, low level WC, sink, panelled bath with telephone and impressive wooden surround.

### Garden

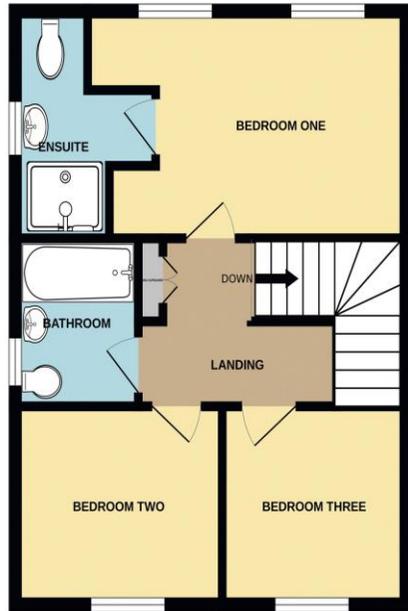
To the front is a walled garden with parking space directly outside the house. There is a further parking space in a barn style car port opposite the property. The rear garden is the sellers pride and joy and is mainly laid to lawn, with beautiful flower beds bordering it with beautiful plants, trees and shrubs. There is a patio for outside seating.



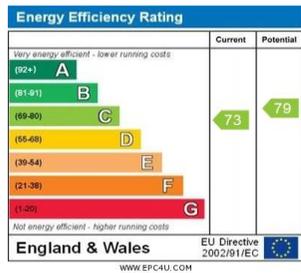
GROUND FLOOR



1ST 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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