



2 West End
Somerton, TA11 6RW

GeorgeJames PROPERTIES
EST. 2014

2 West End

Somerton, TA11 6RW

Guide Price - £289,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

2 West End is a modern end of terrace house dating from 1997, the property is faced in natural stone giving it an attractive cottage look. Accommodation comprises entrance hall with WC, sitting room/dining room and kitchen/breakfast room. To the first floor there are three bedrooms and bathroom. Outside there are private south facing gardens with outdoor fully insulated garden office/cabin. The gardens continue to the front which provide an ideal area for late evening sun. Off road parking with single garage and garden shed.

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, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band C.

Entrance Hall

With built in storage cupboard with plumbing and space for slim washing machine.

WC

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



Kitchen 12' 6" x 9' 2" (3.80m x 2.80m)

With window to the front. Range of base and wall mounted units with single drainer sink unit and mixer tap. Space for dishwasher and fridge freezer. Built in oven and four ring gas hob with extractor hood over. Wall mounted gas combination boiler.

Sitting Room 19' 5" x 11' 4" (5.93m x 3.45m)

With window to the rear and patio doors to the rear garden. Radiator and stairs to the first floor with open understairs area.

Landing

With access to the loft space.

Bedroom 1 12' 2" x 9' 1" (3.71m x 2.76m)

With window to the front and radiator.

Bedroom 2 10' 9" x 11' 4" (3.27m x 3.46m)

With window to the rear and radiator.

Bedroom 3 7' 4" x 10' 4" (2.24m x 3.14m)

With window to the rear and radiator. Built in cupboard.

Bathroom

With window to the front. Bathroom suite comprising low level WC, wash hand basin and panelled bath. Mains shower over with screen. Radiator.

Outside

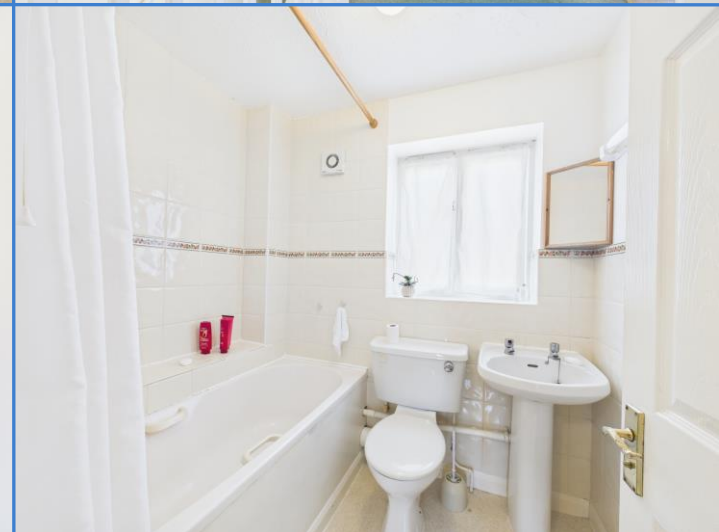
The front garden has a natural stone boundary wall with gate and path to the entrance door. The lawned front garden offers a pleasant seating area to enjoy the late afternoon sun. Access at the side of the house leads to the rear garden which is laid to lawn with patio area and flower/shrub beds. To the side of the house is a garden cabin/office.

Garden Cabin/Office 9' 1" x 7' 1" (2.77m x 2.17m)

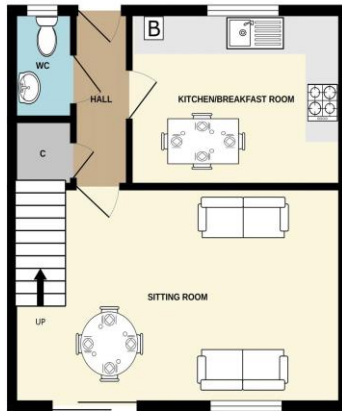
This portable insulated cabin manufactured by Containex is a superb garden office/studio. A fully insulated living space with window to the front and power/lighting connected. Excellent for home working or hobbies.

Garage 17' 0" x 8' 2" (5.17m x 2.50m)

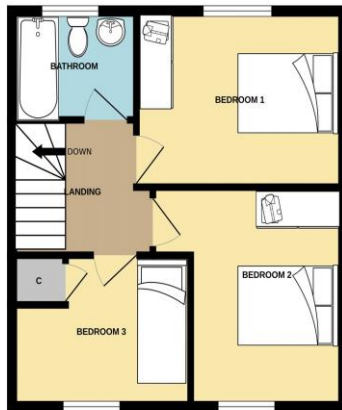
The garage is situated in a block of four with pedestrian access from the end of the garden, a path leads to the rear of the garage where there is a garden shed. To the front of the garage is parking for two vehicles.



GROUND FLOOR
37.2 sq.m. approx.



1ST FLOOR
37.2 sq.m. approx.



TOTAL FLOOR AREA: 74.4 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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