



25 Polham Lane  
Somerton, TA11 6SP

GeorgeJames PROPERTIES  
EST. 2014



# 25 Polham Lane

Somerton, TA11 6SP

Guide Price - Guide Price £257,500

Tenure – Freehold

Local Authority – Somerset Council

## Summary

25 Polham Lane is a beautifully presented end of terrace house peacefully situated close to the centre of Somerton. The property offers accommodation including entrance porch/utility, entrance hall, kitchen/dining room and sitting room. There is also a good size conservatory opening to the garden. To the first floor there are three bedrooms and modern bathroom. To the side of the house the current owners have added a useful, insulated storage/workshop. There is an enclosed south facing garden and garage located in a block to the rear. The property is available with No Onward Chain.

## Services

Mains water, drainage and electricity are all connected. The property is fitted with modern fully controllable electric radiators. 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 are good levels of amenities including some local, independent shops with quaint cafes. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants and churches within the town. The property is well positioned for the local primary school and close to the secondary school bus pick up point. Somerton is also served by the Slinkey Bus service offering a transport system on demand. 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.

**Entrance Porch** 7' 5" x 3' 3" (2.27m x 1.00m)

Entrance door leads to the porch with storage cupboards and space/plumbing for washing machine.





### Entrance Hall

With window to the side, stairs to the first floor and understairs storage cupboard. Modern wall mounted electric radiator.

### Kitchen/Dining Room 10' 8" x 10' 6" (3.24m x 3.20m)

With window to the front. Range of modern kitchen units with one and a half bowl sink unit with mixer tap. Fitted double oven, four ring electric hob with extractor hood over. Space for fridge and dishwasher. Tiled floor.

### Sitting Room 17' 11" x 12' 4" (5.45m x 3.77m)

With window to the rear and French doors to the conservatory. Modern wall mounted electric radiator and feature fireplace with electric fire.

### Conservatory 15' 3" x 9' 3" (4.65m x 2.83m)

With tiled floor and door to the garden.

### Landing

Window to the side, modern electric wall radiator and built in airing cupboard with hot water cylinder. Access to the loft space with ladder, light and part boarding.

### Bedroom 1 11' 2" x 7' 10" (3.40m x 2.40m)

With window to the front and modern wall mounted electric radiator.

### Bedroom 2 11' 5" x 8' 10" (3.48m x 2.70m)

With window to the rear and modern wall mounted electric radiator.

### Bedroom 3 8' 7" x 8' 2" (2.61m x 2.50m)

With window to the rear and modern wall mounted electric radiator.

### Bathroom

With window to the front, modern bathroom suite comprising low level WV, vanity wash hand basin and panelled bath. Separate shower cubicle with mains shower. Heated ladder towel rail and tiled floor.

### Outside

The front garden is mainly laid to patio with low front wall and flower/ shrub beds. A door leads to the side store/workshop.

### Store/Workshop 15' 1" x 7' 5" (4.60m x 2.26m)

This insulated room has windows to the front and side with door to the rear garden. There is also power and light connected.

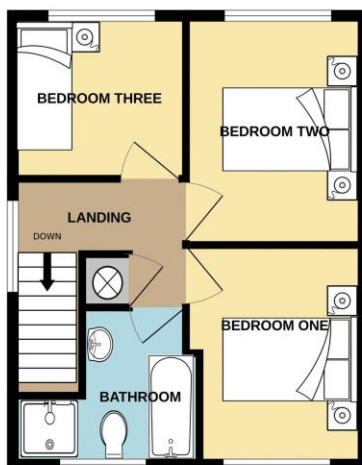
The south facing enclosed rear garden is laid to patio.





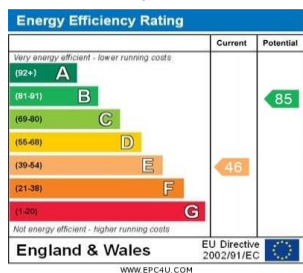
GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.8 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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