



6 Lisona Court  
Somerton, TA11 6FD

GeorgeJames PROPERTIES  
EST. 2014



# 6 Lisona Court

Somerton, TA11 6FD

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

6 Lisona Court is modern semi-detached house situated on a small select development within close proximity to amenities. The property was built in 2020 to a high standard by a local reputable builder and comes with the remainder of a 10 year NHBC warranty. The individual design of the accommodation is arranged over two floors and comprises sitting room, large kitchen/diner, cloakroom and utility room on the ground floor with four bedrooms, bathroom and en-suite upstairs. Outside, the property offers an integrated through garage, parking and private rear garden.

## 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 underfloor heating to both the ground and first floors.

## Entrance Hall

Entrance door leads to the entrance hall with full height glazing.

## Downstairs Cloakroom

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



### Utility Room

With base and wall units, sink unit and space for washing machine and tumble dryer.

### Sitting Room 14' 9" x 11' 10" (4.5m x 3.6m)

With patio doors to the rear and built in under stairs storage cupboard.

### Kitchen/Diner 18' 8" x 13' 1" (5.7m x 4.0m)

With full height window to the front and patio doors to the rear garden. Range of base and wall mounted units with built in dishwasher, fridge freezer and Bosch double oven with microwave over. Four ring induction hob with extractor hood over.

### First Floor Landing

With windows to the rear and built in airing cupboard.

### Bedroom One 13' 5" x 10' 2" (4.1m x 3.1m)

With window to the front.

### En-suite Shower Room

With corner shower cubicle, low level WC and wash hand basin. Heated ladder towel rail.

### Bedroom Two 14' 1" x 11' 10" (4.3m x 3.6m)

With window to the front.

### Bedroom Three 14' 9" x 8' 10" (4.5m x 2.7m)

With window to the front.

### Bedroom Four 14' 9" x 8' 10" (4.5m x 2.7m)

With full height window to the front.

### Bathroom

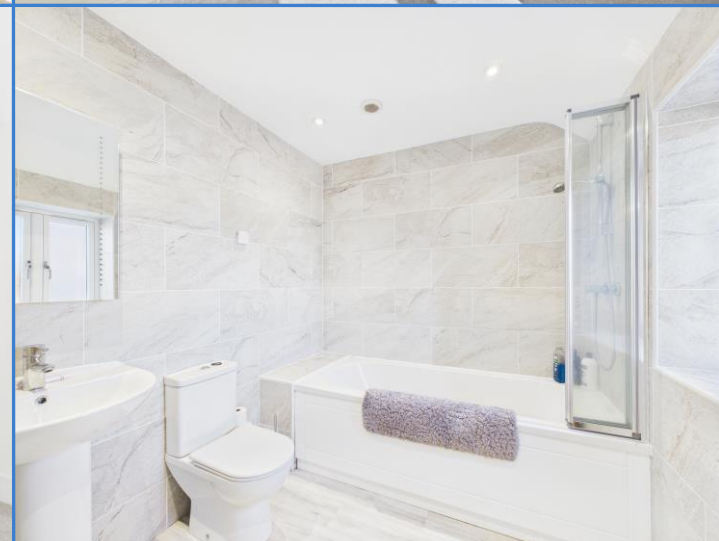
With window to the rear, low level WC and wash hand basin. Panelled bath with shower over. Heated ladder towel rail.

### Outside

To the front of the property there is a gravelled area with covered porch and path to the front door. The through garage gives access to the rear garden which is fully enclosed with lawn and patio area.

### Garage 18' 8" x 10' 2" (5.7m x 3.1m)

A single garage with electric up and over garage doors to the front and rear. The garage is a through garage with a parking space to the rear.







GROUND FLOOR  
APPROX. FLOOR  
AREA 844 SQ.FT.  
(78.4 SQ.M.)

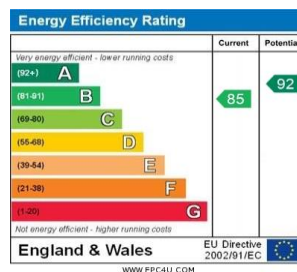


1ST FLOOR  
APPROX. FLOOR  
AREA 779 SQ.FT.  
(72.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1623 SQ.FT. (150.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2020



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

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.