



Larsens

Behind Berry, Somerton, TA11 6JS

George James PROPERTIES  
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# Larsens

Behind Berry, Somerton, TA11 6JS

Guide Price - £538,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Larsens is a substantial detached family home situated close to the centre of Somerton. The house offers spacious accommodation including reception hall, cloakroom, large sitting room, dining room, kitchen/breakfast room, utility room, two bathrooms and four bedrooms. The property is generally in good order but does require some updating. Outside there are large gardens to the front and rear with gated access leading to ample off road parking and double garage.

## 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.

## Services

Mains water, electricity and gas are all connected. Gas fired central heating to radiators. Private drainage. Council tax band F.

## what3words

///snippet.robepetal

## Entrance Porch

Entrance door leads to the entrance lobby with glazed door leading to -

## Entrance Hall

With stairs leading to first floor with understairs storage cupboard, radiator and built in cloaks cupboard.

## Dining Room 11' 10" x 9' 10" (3.61m x 3.0m)

With window to front and radiator.



### Cloakroom

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

### Sitting Room 19' 3" x 12' 11" (5.87m x 3.94m)

With bay window to the front and two radiators. Double doors lead to the kitchen/breakfast room.

### Kitchen/Breakfast Room 24' 1" x 9' 10" (7.35m x 3.0m)

With window to rear and patio door leading to the rear garden. Range of base and wall mounted kitchen units with work surfaces over, single drainer stainless steel sink unit with mixer tap, space for fridge freezer and cooker with extractor hood over, radiator and built in cupboard.

### Utility room 7' 9" x 8' 11" (2.35m x 2.73m)

With window to rear and door leading to the rear garden. Storage closet and a range of built in cupboards with single drainer stainless steel sink with mixer tap. Radiator and space for washing machine and tumble dryer. Internal door leads to the garage.

### Landing

With window to front, radiator, built in airing cupboard housing hot water cylinder, access hatch leading to the loft space.

### Bedroom 1 16' 0" x 13' 1" (4.88m x 4.0m)

With window to the rear and radiator.

### En-suite Shower Room

With window to the rear, bathroom suite comprising, low level WC, pedestal wash hand basin and bidet, shower cubicle with mains shower. Heated towel rail.

### Bedroom 2 12' 10" x 10' 11" (3.91m x 3.34m)

With window to front, radiator and range of built in wardrobes.

### Bedroom 3 11' 11" x 9' 7" (3.63m x 2.92m)

With window to the rear and radiator.

### Bedroom 4 10' 11" x 9' 9" (3.34m x 2.96m)

With window to the front and radiator.

### Family Bathroom 6' 11" x 6' 11" (2.10m x 2.10m)

With window to the rear, bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment. Heated towel rail.

### Outside

The property is approached by vehicular gates, leading to a driveway offering ample off road parking, the front garden is laid to lawn with various flower and shrub beds. Side access to the rear garden.



**Double Garage** 17' 11" x 17' 11" (5.46m x 5.45m)

With two up and over garage doors (the electric mechanism is currently not working). Power and light are connected with a window to the rear and pedestrian door leading to the rear garden. Wall mounted gas boiler.

**Rear garden**

The large rear garden is mostly laid to lawn with patio area and various flower and shrub beds.







TOTAL FLOOR AREA : 184.9 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			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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