



Little Charlton

15 Westholm Road, Somerton, TA11 6HQ

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £395,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Little Charlton is a spacious detached bungalow, situated within a popular cul-de-sac on the west side of Somerton. The property is well presented and has been improved by the current owners including new windows, front door, French doors to the garden room, new fully insulated replacement conservatory roof, new replacement utility room heat reflective roof and quality fitted blinds. Also new gutters, fascia boards, soffits, down pipes and a new electric garage door motor. The bungalow offers accommodation comprising sitting room, kitchen, dining room, utility room and garden room. There are two double bedrooms and a shower room, the dining room would suit as a third bedroom if required. Outside there are attractive, private, south facing gardens, off road parking to the front, and a larger than average garage.

Amenities

Somerton was the ancient capital of Wessex in the 8th century and a former market town. It later became the county town of Somerset in the 13th/14th century. There are good amenities, including local independent shops and quaint cafes reflecting the beautiful old charm of a market town. Somerton also offers a bank, library, doctors' and dentists' surgeries; there are several public houses, restaurants, churches, and a primary school in the town. The old Town Hall houses the ACEArts Gallery and craft shop, which present a varied and stimulating programme of exhibitions and 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. Mainline railway stations are found in Castle Cary, Yeovil, and Taunton. The property is well served by the A303, linking central London and the South West; the M5 can be joined at either junction 23 or 25.

Services

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

Entrance Hall

With part glazed entrance door, window to side, access to roof space, radiator.



Sitting Room 14' 11" x 12' 11" (4.55m x 3.93m)

With window to front, two radiators, coal effect gas fire.

Bedroom One 12' 11" x 11' 0" (3.94m x 3.35m)

With window to front, built in wardrobes, radiator.

Bedroom Two 12' 11" x 9' 0" (3.94m x 2.74m)

With window to rear, radiator.

Shower Room

With frosted window to rear, low level WC, vanity style wash hand basin with cupboards under, double shower cubicle with mains power shower. Part tiled walls, shaver/light point, two chrome heated towel rails.

Kitchen 12' 10" x 9' 11" (3.92m x 3.01m)

With windows to rear and side, part glazed door to utility room. Range of wall and base units, with inset one and a half sink/drain unit and mixer tap. Inset four ring induction hob with oven under, concealed cooker hood over. Radiator, breakfast bar, space for fridge/freezer. Bi-folding doors to:-

Dining Room/Bedroom 3 12' 0" x 8' 11" max (3.65m x 2.71m max)

With window to side, radiator. French doors to the garden room. This room could suit as a third bedroom if required.

Garden Room 9' 0" x 8' 2" (2.75m x 2.49m)

uPVC double glazed conservatory/garden room with fully insulated roof replacement, radiator, power point, French doors to rear garden.

Utility Room 7' 7" x 6' 1" (2.31m x 1.86m)

With windows to side and rear with new replacement heat reflective roof. Base units with worksurface, space and plumbing for washing machine and tumble dryer, tiled flooring, door to garage.

Garage 16' 2" x 12' 8" (4.93m x 3.87m)

A larger than average garage with frosted window to front, electric up and over door, light, power, wall mounted gas fired boiler.

Outside

The property is approached via a vehicular driveway leading to the garage. The front garden is mainly laid to lawn with shrub/flower beds and a gravelled landscaped area to the side. A pedestrian gate and path gives access to the south facing rear garden which has been mostly laid to lawn with various flower and shrub borders, the rear garden offers a good degree of privacy.



GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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