



72 King Ina Road
Somerton, TA11 6LA

George James PROPERTIES
EST. 2014

72 King Ina Road

Somerton, TA11 6LA

Guide Price - £325,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

72 King Ina is a detached three bedroom house that has been extended to provide additional ground floor living space. The property is situated within this popular cul-de-sac close to the centre of the town. There are private south west facing gardens, off road parking and 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. 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, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band D. The property has solar panels (Photovoltaic - PV) which are part of the Government's Feed in Tariff scheme running until 2035, providing great savings on the energy costs and generating substantial income from your electrical energy supplier.

Entrance Hall

With radiator, stairs to first floor and understairs storage cupboard.

Downstairs Cloakroom

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

Sitting Room 17' 11" x 12' 6" (5.47m x 3.81m)

With window to front and patio doors to rear garden, two radiators and natural stone fireplace housing coal effect gas fire.

Dining Room 10' 0" x 8' 0" (3.04m x 2.43m)

With window to side, radiator and hatch to sitting room.



Kitchen 12' 4" x 10' 3" (3.76m x 3.13m)

With window to rear and part glazed door to garden. Range of wall and base units with inset one and half sink/drainer unit and mixer tap. Built in double AEG oven with four ring gas hob and extractor. Breakfast bar, radiator and space for fridge and freezer. Door to garage.

First Floor Landing

With window to side and access to loft space.

Bedroom One 12' 4" x 8' 1" (3.76m x 2.46m)

With window to rear and radiator.

Bedroom Two 9' 8" x 9' 7" (2.94m x 2.91m)

With window to front, built in wardrobes and radiator.

Bedroom Three 10' 2" x 8' 3" (3.11m x 2.52m)

With window to rear, built in wardrobe and radiator.

Bathroom

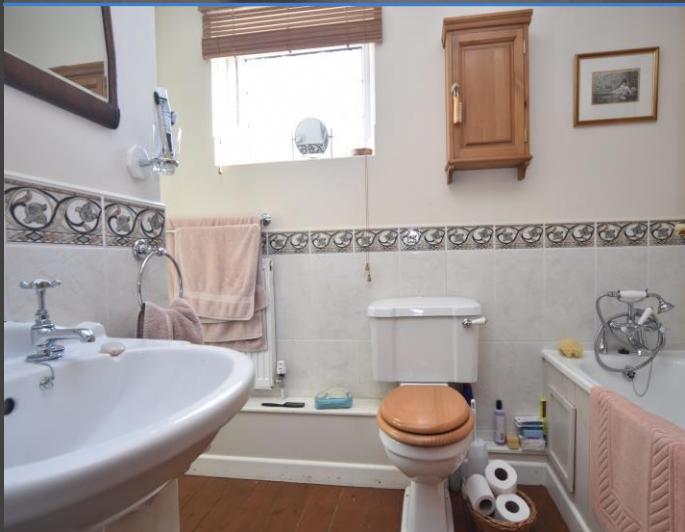
With window to front, low level WC, pedestal wash hand basin and panelled bath with shower attachment. Shower cubicle with mains shower. Radiator and exposed wood flooring.

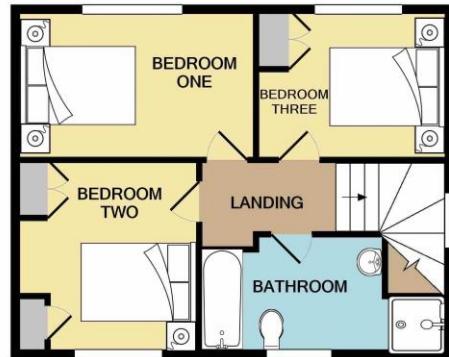
Outside

The front garden has flower and shrub beds with access to the front entrance door. A driveway offers off road parking and access to the garage. A side pedestrian gate leads to the rear garden. The rear garden is laid to lawn with patio area, two apple trees and flower and shrub beds.

Garage 18' 6" x 8' 10" (5.63m x 2.70m)

With up and over garage door, gas boiler, hot water cylinder and space for washing machine and tumble dryer. Light, power and door to rear garden.





1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

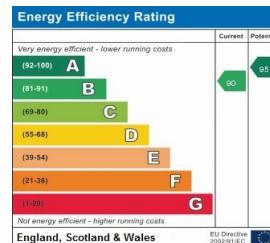


GROUND FLOOR
APPROX. FLOOR
AREA 684 SQ.FT.
(63.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1088 SQ.FT. (101.1 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 ©2022



1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153
email: somerton@georgejames.properties
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.