



7 Walnut Drive  
Somerton, TA11 6LL

GeorgeJames PROPERTIES  
EST. 2014



# 7 Walnut Drive

Somerton, TA11 6LL

Guide Price - £269,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

7 Walnut Drive is a light, bright and spacious semi-detached house on the popular 'Pinewood' estate in Somerton. With potential to modernise internally, the property offers good sized living accommodation, with a modern entrance porch, hallway, living and dining room and kitchen downstairs, and three bedrooms with a family bathroom upstairs. The surprisingly private garden is of a very good size, with a driveway for off street parking to the front. Further parking is available outside the rear of the garden. A timber fence could be removed to allow vehicle access to the rear garden the timber garden shed could be removed to build a garage STPP, a precedent has been set for this by many of its neighbours. The property is offered with modern heating, double glazed windows and no onward chain.

## 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 local area has some of the best schools in the country including Millfield, Wells Cathedral School, Downside, All Hallows and the Kings Bruton. A more comprehensive range of amenities can be found in Bath, Bristol, Street or the County town of Taunton to the west and 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

Oil fired central heating with modern boiler, mains electricity, drainage and water. Council Tax Band B.

**Entrance Porch** 6' 2" x 5' 4" (1.89m x 1.62m)

With window to side, modern composite door to entrance hall.

## Entrance Hallway

With radiator, stairs rising to first floor.

**Living Room** 11' 9" x 11' 9" (3.59m x 3.58m)





With window to front, radiator, TV point, opening to dining room.

**Dining Room** 10' 0" x 9' 0" (3.06m x 2.74m)

With window to rear, radiator, serving hatch into kitchen.

**Kitchen** 10' 0" x 8' 10" (3.04m x 2.69m)

With window to rear, door to garden, storage cupboard under stairs housing floor mounted oil boiler, matching wall and base units, electric oven and hob, stainless steel sink with drainer, space for washing machine, slimline dishwasher and fridge/freezer. The sellers have indicated that the washing machine and dishwasher can be included in the sale, subject to a satisfactory offer being received.

**First Floor Landing**

With window to side, radiator, access to attic.

**Bedroom One** 11' 10" x 11' 5" (3.61m x 3.47m)

With window to rear, radiator, built in wardrobes.

**Bedroom Two** 11' 10" x 10' 4" (3.60m x 3.16m)

With window to front, radiator.

**Bedroom Three** 9' 5" x 7' 1" (2.86m x 2.17m)

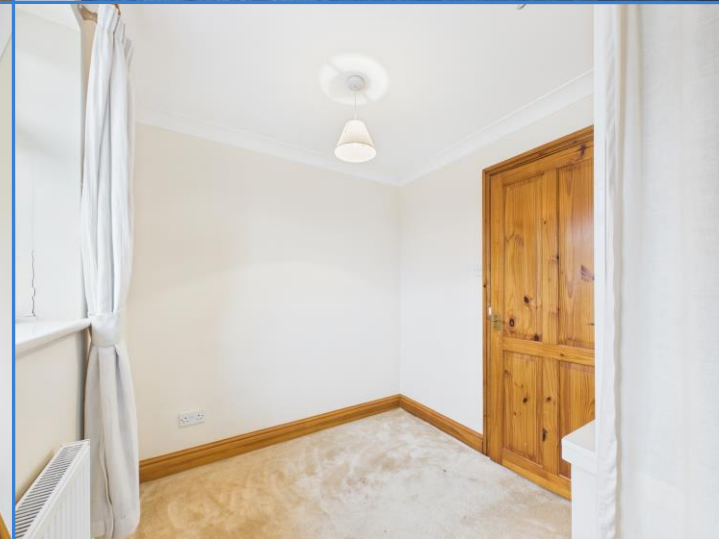
With window to rear, radiator, cupboard over stairs.

**Bathroom** 8' 0" x 5' 7" (2.43m x 1.71m)

With frosted windows to rear and side, heated ladder towel rail, close coupled WC and vanity sink, walk-in bath with rainfall shower head over.

**Outside**

To the front of the property is a gated driveway leading to the porch, with a lawned area next to it. There is side access to the rear garden, which is a really good sized space mainly laid to lawn, with pathway and shrub borders either side. At the end of the garden is a raised area of decking and a large storage shed. As previously mentioned, there is additional parking available next to the garden, and a gate leads into the bottom of the garden, with the potential to create a garage and vehicular access, subject to the correct permissions.

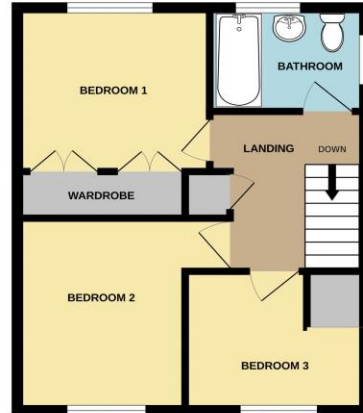




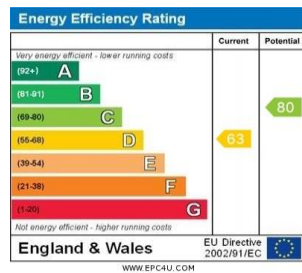
GROUND FLOOR



1ST FLOOR



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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