



16 Russet Road  
Somerton, TA11 6AU

George James PROPERTIES  
EST. 2014

# 16 Russet Road

Somerton, TA11 6AU

Guide Price - £56,250

Tenure – Leasehold

Local Authority – South Somerset District Council

## Summary

16 Russet Road is a modern terraced house offered for sale as a 25% shared ownership. The accommodation is arranged over two floors and comprises sitting room, kitchen/diner and cloakroom on the ground floor with two bedrooms and bathroom upstairs. Outside, the property offers an enclosed rear garden and two allocated parking spaces.

## 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

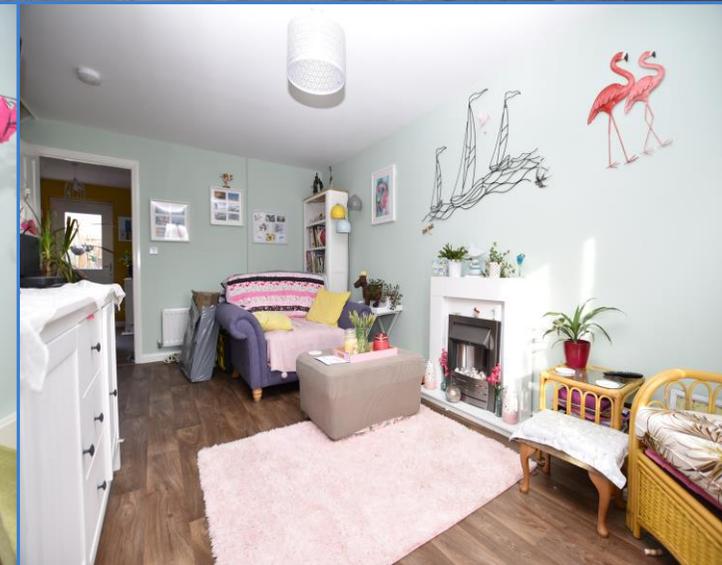
Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band B.

**Entrance Hall** 5' 8" x 4' 2" (1.73m x 1.28m)

With part glazed front door leading to entrance hall with doors to cloakroom and living room.

**Living Room** 17' 5" x 12' 1" (5.32m x 3.68m)

With window to front, two radiators, stairs to first floor and understairs storage cupboard.



**Kitchen/Diner** 9' 8" x 14' 9" (2.95m x 4.49m)

With window to rear and part glazed door to rear garden. Range of modern high gloss base and wall mounted units with integrated oven, hob, extractor hood, sink/drain unit and space for various other kitchen & laundry appliances. Cupboard housing wall mounted gas fired boiler.

**Downstairs Cloakroom** 4' 9" x 4' 7" (1.44m x 1.39m)

With low level WC and wash hand basin.

**Bedroom One** 14' 9" x 12' 2" (4.49m x 3.72m)

With two windows to front and radiator.

**Bedroom Two** 14' 11" x 7' 4" (4.55m x 2.24m)

With window to rear and radiator.

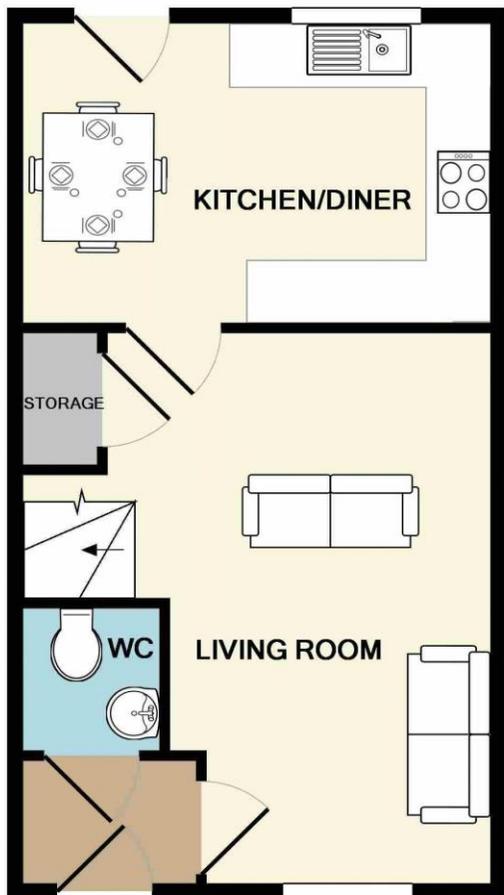
**Family Bathroom** 7' 5" x 6' 8" (2.25m x 2.03m)

With window to rear, panelled bath and shower attachment, low level WC, wash hand basin and heated towel rail.

**Outside**

The property is approached via a pedestrian path leading to the front door. To the immediate rear of the property there is an enclosed garden with pond, raised flower beds and patio area. A pedestrian gate opens onto a footpath leading to the parking area where there are two allocated parking spaces.





GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)

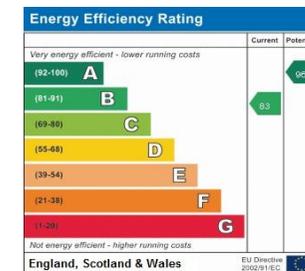


1ST FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 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

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