



Rosenheim  
Polham Lane, Somerton, TA11 6SP

George James PROPERTIES  
EST. 2014

# Rosenheim

Polham Lane, Somerton, TA11 6SP

Guide Price - £360,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Rosenheim is a detached bungalow conveniently situated close to the centre of the town. The property offers well laid out accommodation comprising a bright open plan living/dining room and kitchen along with a separate utility room. There are three double bedrooms and bathroom. Outside there is a useful annex bedroom four with shower room and WC, this area could also suit as a home office, workshop, games or music room. There are gardens to the side and rear with front terrace. A long private drive leads to an ample parking area and garage. Within the garden there is also a good quality, fully insulated detached home office with power and light connected.

## 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 and electricity are all connected. Oil fired central heating to radiators. Council tax band D.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator, access to attic and built in airing cupboard with shelving and electric heater.

## Sitting Room/Dining Room 22' 9" x 12' 0" (6.94m x 3.65m)

With large windows to the front and side, two radiators and two wall light points.



**Kitchen** 11' 2" x 10' 5" (3.41m x 3.18m)

With window to the rear, range of base and wall mounted kitchen units with work surfaces over and under unit lighting. One and a half bowl sink unit with mixer tap, built in double oven and four ring hob with extractor over.

**Utility Room** 10' 8" x 5' 11" (3.25m x 1.81m)

The utility room has windows to both sides and glazed door to the garden with polycarbonate roof panels. Floor mounted oil fired boiler, space and plumbing for washing machine, tumble dryer and fridge, work surfaces over. Tiled floor.

**Bathroom**

With window to the rear, radiator, bathroom suite comprising, low level WC, wash hand basin and panelled bath with shower attachment. Separate shower cubicle with electric shower.

**Bedroom 1** 12' 0" max x 12' 4" max (3.65m max x 3.76m max)

With double glazed window to the front and radiator.

**Bedroom 2** 11' 10" x 10' 5" (3.60m x 3.18m)

With double glazed window to the front and radiator.

**Bedroom 3** 10' 9" x 10' 6" (3.28m x 3.20m)

With window to the side and radiator.

**Outside**

A long private, gated driveway leads to a parking and turning area with access to the garage.

**Garage** 18' 1" x 10' 2" (5.50m x 3.09m)

With double vehicular doors, power and light, window and door to side.

**Annex bedroom four/studio** 13' 5" x 10' 3" (4.08m x 3.12m)

This useful annex bedroom with shower room is fully insulated to modern standards, it would also suit as a games/hobbies room or home office. With glazed double entrance doors, two roof windows, electric heater, built in cupboard and door to the shower room with low level WC, wash hand basin, radiator and shower cubicle with electric shower.

To the front of the property there is a stone West facing patio area with raised natural stone flower and shrub beds and steps to the front door. A path leads around the property. There are gardens to the side with shrub beds continuing to the rear.

**Garden Office** 9' 6" x 9' 2" (2.90m x 2.80m)

This high quality garden office is glazed on two sides, fully insulated with power and light connected.

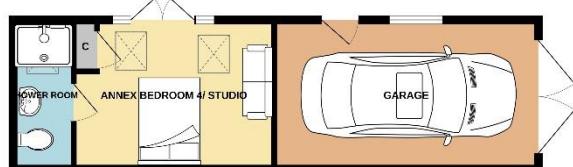


## GROUND FLOOR

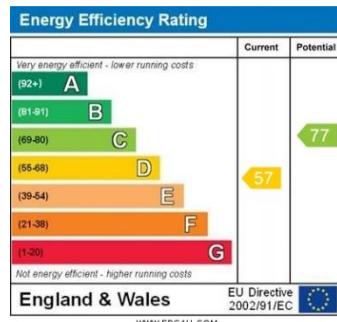


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can therefore be given.

**GROUND FLOOR**  
357 sq.ft. (33.2 sq.m.) approx.



**TOTAL FLOOR AREA: 357 sq ft (33.2 sq m) approx.**  
A further 120 sq ft has been made to 357 sq ft by the addition of the 100 sq ft (9.3 sq m) extension, consisting of a kitchen, 10 sq ft (0.93 sq m) extension, 40 sq ft (3.72 sq m) extension and 100 sq ft (9.3 sq m) extension, all of which are included in the 357 sq ft (33.2 sq m) total. The 120 sq ft (11.11 sq m) extension is for kitchen purposes only, and the 100 sq ft (9.3 sq m) extension is for storage purposes only. The 100 sq ft (9.3 sq m) extension and 100 sq ft (9.3 sq m) extension shown have not been measured as part of the 357 sq ft (33.2 sq m) total. The 120 sq ft (11.11 sq m) extension has been included in the total.



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.