



Rosenheim

Polham Lane, Somerton, TA11 6SP

GeorgeJames PROPERTIES
EST. 2014

Rosenheim

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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.



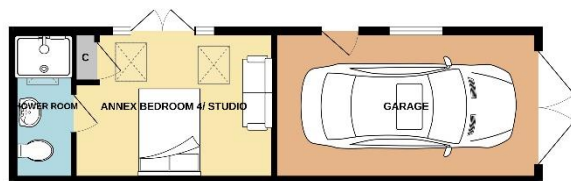
GROUND FLOOR



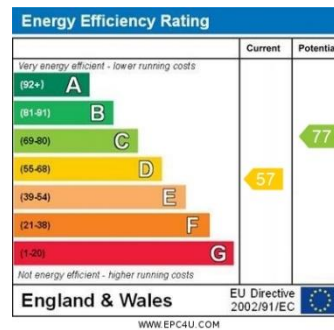
Whilst every attempt has been made to ensure the accuracy of the floor plan, it is not a guarantee of the actual dimensions of the property. The plan is for information only and should be used as a guide only. It is not a substitute for a professional survey. The vendor, agent and any other persons are not responsible for any errors or omissions. The plan is for information only and should be used as a guide only. It is not a substitute for a professional survey. The vendor, agent and any other persons are not responsible for any errors or omissions.



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



TOTAL FLOOR AREA: 357 sq.ft. (33.2 sq.m.) approx.
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