



30 Walnut Drive
Somerton, TA11 6LL

George James PROPERTIES
EST. 2014

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Somerton, TA11 6LL

Guide Price - £135,000

Tenure – Leasehold

Local Authority – Somerset Council

Summary

A purpose built first floor flat situated close to the centre of Somerton. The flat offers unusually large accommodation with private entrance door and stairs to the first floor, there are three bedrooms, shower room, sitting room and kitchen. Outside there is a garden allocated to the flat and parking.

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 Old Town Hall now houses the ACEArts Gallery and craft shop. 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 A.

Leasehold

125 year lease commencing in 1994.

Entrance Hall

Entrance door leads to the hall with stairs to the landing.

Landing

Two built in storage cupboards and radiator.

Kitchen 9' 11" x 6' 10" (3.03m x 2.09m)

With window to the rear, built in kitchen units with work surfaces over, one and a half bowl sink unit with mixer tap. Space for washing machine and cooker. Radiator.

Sitting Room 16' 4" x 11' 9" (4.99m x 3.58m)

With window to the rear and radiator.



Shower Room

With window to the side, low level WC, pedestal wash hand basin and large shower cubicle. Radiator.

Bedroom 1 10' 10" x 9' 2" (3.30m x 2.79m)

With window to the front and radiator.

Bedroom 2 7' 9" x 7' 1" (2.35m x 2.17m)

With window to the front and radiator.

Bedroom 3 9' 11" x 4' 7" (3.03m x 1.40m)

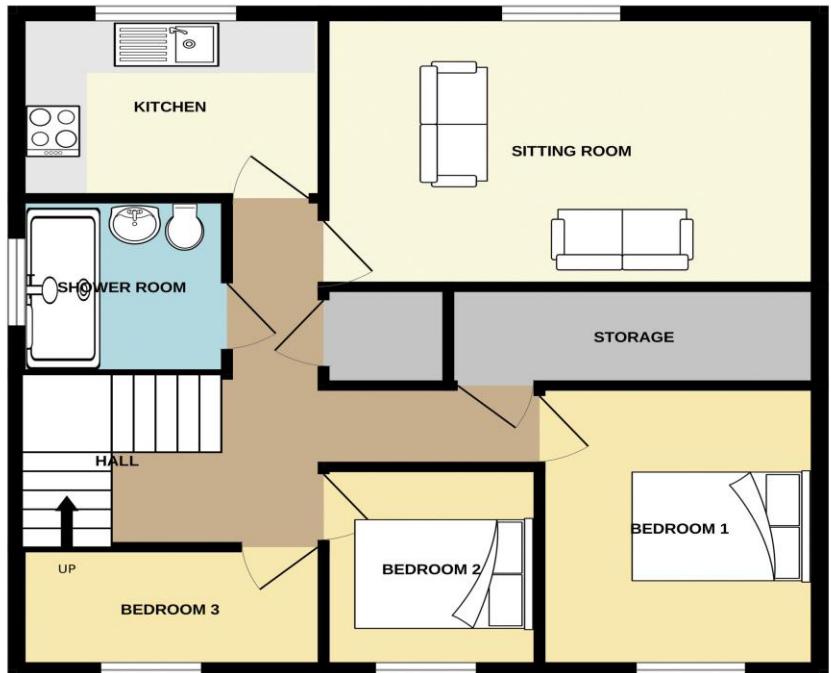
With window to the front and radiator.

Outside

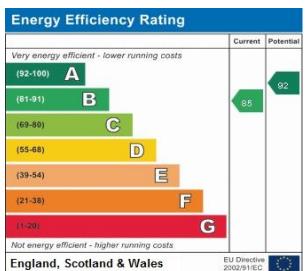
To the front of the flat there is a communal garden area, a gate leads to the rear where there is an allocated garden mainly laid to gravel.



GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy in the production of these floor plans, 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 site plan is based on the latest survey available, though it has not been tested and no guarantee as to their operability or efficiency can be given.
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