



7 Dairy Court  
Somerton, TA11 6FR

George James PROPERTIES  
EST. 2014



# 7 Dairy Court

Somerton, TA11 6FR

Guide Price - £220,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

7 Dairy Court is part of a small and exclusive development of just 14 properties. Built by an award winning local family firm in 2020 the house comes with the remainder of a 10 year NHBC guarantee. This mid terrace house has accommodation comprising entrance hall, WC, kitchen and sitting room/dining room. To the first floor there are two bedrooms and bathroom. Outside there are two allocated parking spaces and west facing garden.

## 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. Outside light and water tap.

## Entrance Hall

With stairs to the first floor.

## WC

With low level WC and wash hand basin.

**Sitting Room** 14' 4" x 9' 9" (4.38m x 2.97m)

With French doors to the rear garden. Built in storage cupboard.





**Kitchen** 11' 0" x 6' 11" (3.35m x 2.1m)

With window to the front, range of base and wall mounted kitchen units with work surfaces over, built in oven and induction hob. Space for fridge freezer, dishwasher and washing machine.

**Landing**

With built in Airing cupboard.

**Bedroom 1** 14' 4" x 9' 9" (4.38m x 2.97m)

With window to the rear.

**Bedroom 2** 14' 4" x 8' 4" (4.38m x 2.55m)

With window to the front.

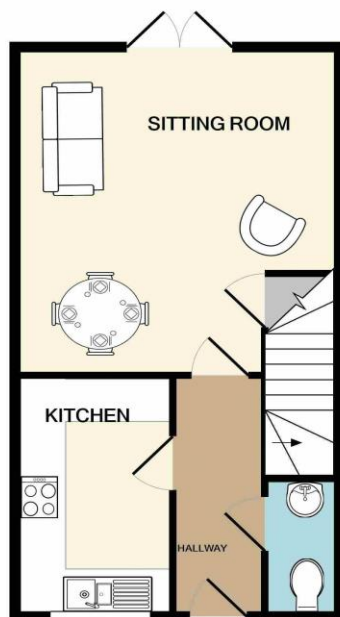
**Bathroom**

With bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over.

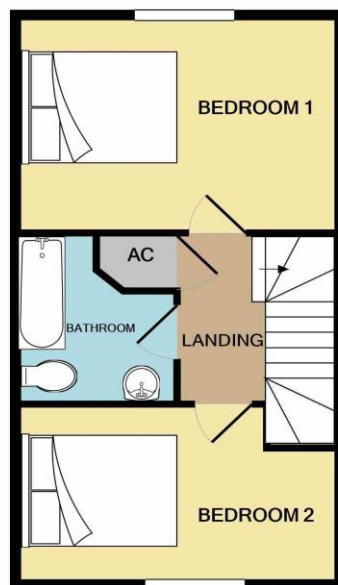
**Outside**

With two parking spaces and rear garden with patio.





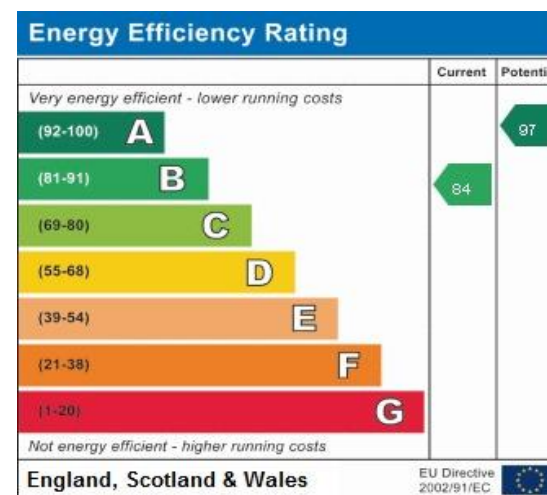
GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 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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