



8 Court House Close
Somerton, TA11 7EU

George James PROPERTIES
EST. 2014

8 Court House Close

Somerton, TA11 7EU

Guide Price - £485,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

A tastefully presented three storey townhouse offering extremely spacious and flexible living accommodation. Court House Close is situated on the edge of the town centre close to all amenities yet enjoying a pleasant rural outlook. The versatile living space includes a large entrance reception/garden room with bi-folding doors opening to the garden. Also on the ground floor is a large double bedroom with en-suite shower room. On the first floor is a utility room and WC along with a spacious triple aspect open plan living area with high quality fitted kitchen, dining area and comfortable sitting room. The spacious landing areas on this floor and the second floor suit as study or reading areas. The second floor has the principle bedroom and guest bedroom both with en-suite facilities. Parking is available on the driveway and two vehicles fit comfortably in the integral double garage. There is a private enclosed landscaped courtyard garden to the rear.

Amenities

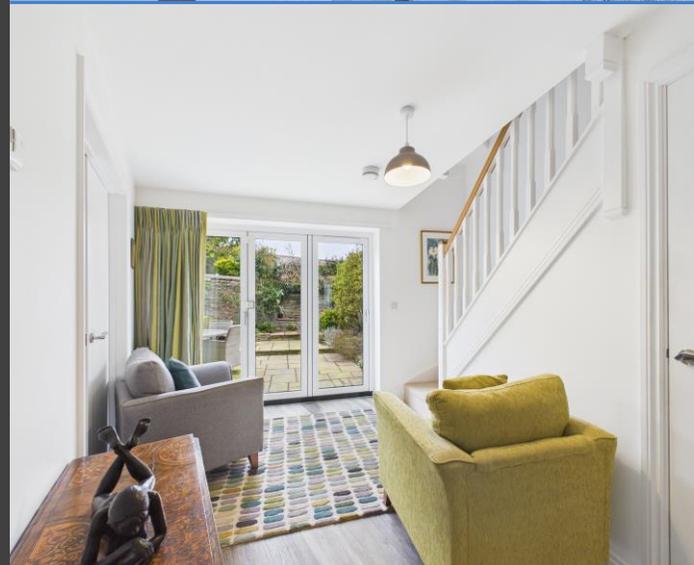
Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are a good level of amenities including shops, bank, library, doctor and dentist surgeries along with several public houses, restaurants, 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, electricity, drainage and gas are all connected. Gas fired central heating to radiators. Council tax band E

what3words

///blacken.counters.divider



Reception Hall

Entrance door leads to the spacious reception hall with built in storage cupboard and stairs to the first floor. This room has bi-folding doors to the courtyard and is used as a garden room.

Bedroom 14' 7" x 10' 9" (4.45m x 3.27m)

With window to the rear.

En-Suite Shower Room

Bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower.

First Floor landing

With window to the rear, this area is currently used as a study.

Utility room

With base and wall units, space and plumbing for a washing machine. Single drainer sink unit.

Cloakroom

With window to the front, low level WC and wash hand basin.

Sitting room 19' 6" x 15' 9" (5.95m x 4.80m)

With windows to the rear and side. This room opens to the kitchen and dining areas creating an impressive open plan living space.

Kitchen/Dining Room 19' 6" x 13' 11" (5.95m x 4.23m)

With windows to the front and side. Fitted with a high quality kitchen comprising range of base and wall units with granite surfaces over. Large central island incorporating a four ring ceramic hob with extractor hood. The kitchen come complete with fitted appliances including fridge freezer, dishwasher and eye level double oven and microwave.

Second Floor Landing

With window to the rear. This generous landing would suit as a study/office area. Built in cupboard housing gas boiler and hot water cylinder.

Bedroom 1 19' 6" x 13' 11" (5.95m x 4.24m)

A spacious bedroom with windows to the front and side.

Dressing Room

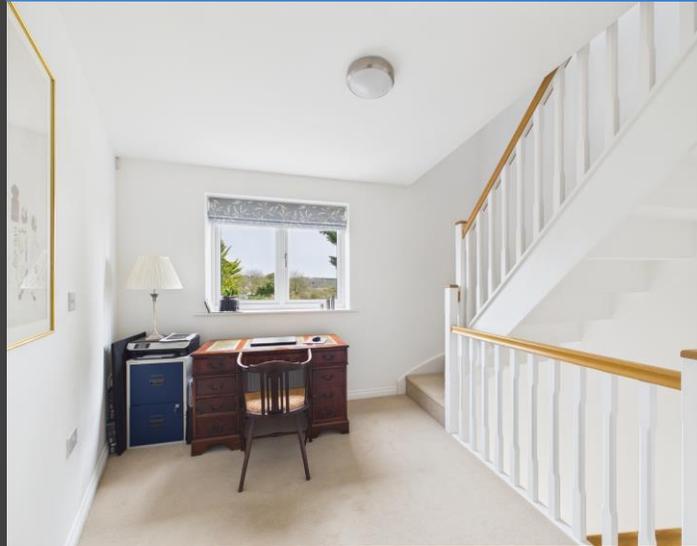
Range of fitted mirror fronted wardrobes.

En-Suite Bathroom

Bathroom suite comprising low level WC, wash hand basin and large shower cubicle with mains shower. The shower replaced a bath which could be reinstated if required.

Bedroom 2 19' 6" x 10' 0" (5.95m x 3.04m)

A comfortable guest bedroom with windows to the rear and side.



En-Suite Shower Room

Bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower.

Double Garage 19' 6" x 19' 6" (5.95m x 5.95m)

With electric roller door and internal door to the hall. The garage would comfortably accommodate two standard size vehicles including SUV's.

Outside

To the rear of the house is a private enclosed courtyard garden. This attractive area has been beautifully landscaped by the current owner to provide a lovely, easy to maintain garden with natural stone wall to the rear and raised flower and shrub beds.



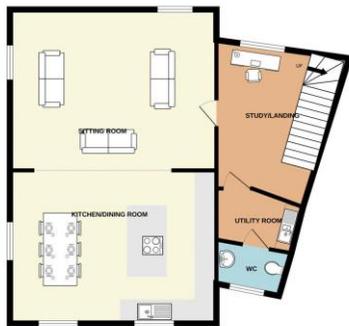


GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026



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.