



Grey Gables

Sutton Road, Somerton, TA11 6QP

GeorgeJames PROPERTIES  
EST. 2014



# Grey Gables

Sutton Road, Somerton, TA11 6QP

Guide Price - £295,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Grey Gables offers prospective purchasers an exciting chance to bring new life to a large and spacious detached house. The property is ideally situated a short walk away from Somerton Town Centre and is offered with no onward chain. On the ground floor is a living room, kitchen, dining room, lean-to with shower room. There are three good sized bedrooms and a family bathroom on the first floor. Outside, there is a part walled rear garden with summerhouse, and a low maintenance front garden. Opposite the house is a single garage (in a block of 3) with parking for one car in front. There may be opportunity to explore levelling up the front of the house to create a new driveway besides the property, subject to the correct permissions. The property requires considerable renovation, but offers tremendous potential to create a beautiful family home in Somerton.

## Situation

Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, 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 gas, electricity, drainage and water connected. Some modern double glazing. Nearly new boiler installed in 2024 and serviced in 2025.

## Entrance Hall

With radiator, stairs rise to first floor.

**Living Room** 17' 10" x 11' 9" (5.44m x 3.59m)

With windows to side and bay window to front, 2x radiators, fireplace with stone surround.

**Dining Room** 14' 11" x 12' 4" (4.54m x 3.76m)





Measurements are into bay. With French doors to rear, radiator, open fire with brick surround.

**Kitchen** 12' 4" x 10' 4" (3.76m x 3.15m)

With window to rear, radiator, pantry cupboard, basic range of wooden cupboards, drawers and island, 1.5 sink with drainer.

**Lean-to**

Doors to both rear and front gardens, electricity sockets.

**Ground Floor Shower Room** 7' 7" x 3' 11" (2.31m x 1.20m)

With low level sani-flow toilet, sink, electric shower, fan heater.

**First Floor Landing**

With radiator, access to attic.

**Bedroom 1** 16' 11" x 10' 4" (5.15m x 3.16m)

With window to rear, radiator, built in wardrobes.

**Bedroom 2** 13' 2" x 11' 9" (4.01m x 3.58m)

With window to front, radiator.

**Bedroom 3** 8' 4" x 8' 1" (2.53m x 2.46m)

With window to front, radiator, two small cupboards.

**Bathroom**

With frosted window to rear, heated towel rail, low level WC, sink, bath with electric shower over.

**Outside**

To the front of the property is a low maintenance patio leading to the rear garden. It's been suggested that this could be lowered and levelled to create a driveway to the side of the house, subject to the correct permissions. There is currently a single garage (middle of a block of 3) with a parking space in front of this. The part-walled rear garden is mainly laid to lawn with areas of patio, an external tap, summerhouse and greenhouse. A gate leads to the front.





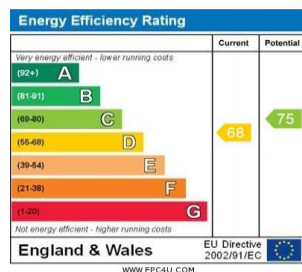
GROUND FLOOR



1ST 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.  
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