



## Jasmine Cottage

Langport Road, Somerton, TA11 6RT

GeorgeJames PROPERTIES  
EST. 2014



# Jasmine Cottage

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Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Jasmine House is a particularly attractive end of terrace cottage. The property is situated within a short, level walk of Somerton Town, and has been sympathetically modernised in recent years to include beautiful family bathroom, flooring and landscaped south facing garden. Downstairs the property offers large living room with multi-fuel burning stove, kitchen, dining room, with three double bedrooms and a family bathroom upstairs. To the rear is a patio with stone shingle, and to the front is the landscaped garden with shed.

## Amenities

Conveniently situated in the centre of Somerton, close to all local amenities. 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 water, drainage, gas and electricity are connected. Council tax band C. Solar panels on the roof are owned and operating under a healthy tariff, lowering annual energy bills.

## Entrance

Open porch with double glazed windows leading to replacement stable front door, which leads into open plan entrance hall/dining room.

## Dining Room 12' 5" x 8' 9" (3.78m x 2.67m)

Window to rear, radiator, deep understairs cupboard, stairs rising to first floor.

## Living Room 22' 8" x 12' 6" (6.90m x 3.80m)

Window to front, two radiators, multifuel burner on slate hearth.

## Kitchen 13' 8" x 10' 0" (4.16m x 3.04m)





Window to front, frosted window to rear, steps lead up to rear door, BEKO oven and grill, Bosch four ring gas hob with extractor over, space for washing machine and tumble dryer, ceramic sink with drainer, space for freestanding fridge freezer.

### First Floor Landing

Windows to rear.

**Bedroom 1** 14' 4" x 10' 10" (4.37m x 3.30m)

Window to front, radiator, access to attic.

**Bedroom 2** 11' 3" x 10' 5" (3.44m x 3.17m)

Window to front, radiator, creative window seating built into wall.

**Bedroom 3** 13' 9" x 7' 3" (4.19m x 2.21m)

Windows to front, side and rear, radiator, fitted wardrobes, drawers and seating.

**Family Bathroom** 10' 5" x 7' 11" (3.18m x 2.42m)

Frosted window to front, radiator, bath with shower over, separate shower on tray, close coupled WC, wash hand basin with vanity storage, access to attic, airing cupboard housing modern Worcester gas combination boiler, with shelving over.

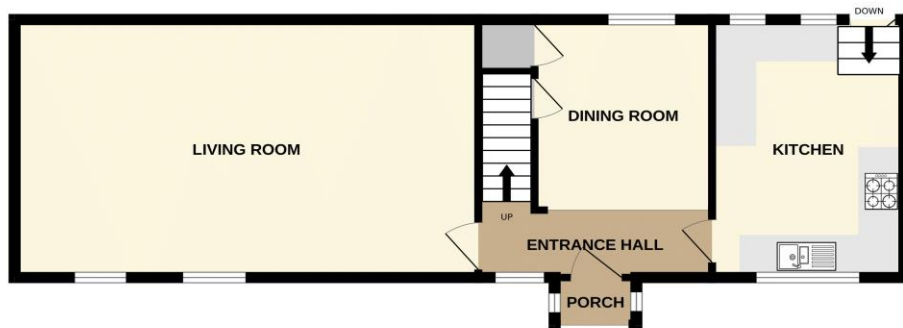
### Outside

To the rear of the property is a recently laid patio with an area of stone shingle. Steps lead down to the kitchen door. To the front is a beautifully landscaped south-facing garden, with a large lawn, recently laid patio, area of soakaway resin, Dutch barn style shed, additional brick storage cupboard, upgraded fencing.





## 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	81   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: [somerton@georgejames.properties](mailto:somerton@georgejames.properties)

[www.georgejames.properties](http://www.georgejames.properties)



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