



45 Sevenacres
Somerton, TA11 6HG

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £369,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

45 Sevenacres is a beautifully presented bungalow offering surprisingly spacious living accommodation. The property has undergone a thorough refurbishment throughout with incredible attention to detail. There have also been two separate extensions along with reconfiguration of the layout. An attic conversion now provides a large principle bedroom and bathroom whilst a rear extension adds to the stunning open plan kitchen/dining room and sitting room with bi-folding doors to the garden. Outside the private rear garden is south facing with a substantial workshop/store, the large front garden has raised beds and there is also ample off road parking.

Services

Mains water, drainage, gas and electricity are all connected. Council Tax band B. Gas fired central heating to radiators.

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. 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.

Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator. Built in cloaks cupboard housing gas fired boiler. Doors lead to the staircase and under stairs storage cupboard.

Sitting Room/Bedroom 3

10' 11" x 10' 10" (3.34m x 3.31m)

With large window to the front and radiator.

Bedroom 2

9' 11" x 8' 6" (3.01m x 2.60m)

With window to the front, radiator and built in wardrobe.



Shower Room

With window to the side, bathroom suite comprising low level WC, pedestal wash hand basin and shower cubicle with mains shower. Heated ladder towel rail and built in cupboard with space and plumbing for washing machine and tumble dryer.

Kitchen/Dining Room 21' 8" x 13' 6" (6.61m x 4.11m)

This impressive open plan area is the heart of the home offering comfortable living space with wood burning stove. The fitted kitchen comprises base and wall mounted units with work surfaces over and window to the rear. The kitchen comes with fitted appliances including fridge freezer, dishwasher, eye level double oven and induction hob with extractor hood over. One and a half bowl sink unit with mixer tap. The kitchen/dining area opens to a sitting room.

Sitting Room 11' 6" x 8' 9" (3.50m x 2.66m)

This bright room has bi-folding doors to the rear and the side, both opening to the south facing garden. Electric wall heater.

First Floor Bedroom 13' 9" x 9' 10" (4.20m x 3.00m)

With two roof windows to the rear, radiator and large walk in wardrobe. Further built in cupboard.

En-Suite Shower Room 13' 7" x 5' 5" (4.13m x 1.64m)

With roof window to the rear, heated ladder towel rail and bathroom suite comprising low level WC, pedestal wash hand basin and panelled bath. Separate shower cubicle with mains shower. Recess with shelving.

Outside

The property has a long driveway offering ample space for off road parking, the large front garden has an additional gravelled parking area. There is a lawned area and raised beds. A pedestrian gate leads to the side of the bungalow where there is a wood and recycling store.

Workshop and Store 16' 0" x 8' 0" (4.87m x 2.45m)

This recently constructed outbuilding has double doors to the front, side pedestrian door and window. Power and light connected.

To the rear of the property there is a large patio area, lawned garden and flower/shrub beds. The rear garden is south facing and screened by a tall hedge offering a good degree of privacy.



GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	73
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	85
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.FPC4U.COM		



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