



11 Pippin Road
Somerton, TA11 6AX

GeorgeJames PROPERTIES

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Guide Price - £61,250

Tenure – Leasehold

Local Authority – South Somerset District Council

Summary

11 Pippin Road is a well presented 25% shared ownership property built in 2019 by Bovis Homes. The accommodation is arranged over two floors and comprises cloakroom, sitting room and kitchen/diner on the ground floor with three bedrooms and bathroom upstairs. Outside, the property offers a terraced rear garden, car port and off road parking for two cars.

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. Council tax band C.

Lease & Rent Information

The length of lease is 125 years from 01/01/2019. The share being sold is 25% however staircasing is unrestricted. The rent is £425.82 per month payable to the housing association LiveWest. There is a service charge of £27.66 per month and buildings insurance of £7.47 combining to a total monthly payment of £460.95. The rent is reviewed annually.



Local Connection Criteria

To qualify for this property, you must have a local connection to the district of South Somerset which can be demonstrated by one of the following criteria: Currently residing in the district, Current permanent employment in the district, living for a continuous period of 2 years in the last 5 years prior to being offered the Affordable Dwelling, or close family member living in the district (permission from the council would need to be obtained for this connection).

Entrance Hall

With radiator, stairs to first floor and understairs storage space.

Downstairs Cloakroom

With low level WC, pedestal wash hand basin, extractor fan and radiator.

Sitting Room 17' 5" x 10' 5" (5.30m x 3.17m)

With window to front and two radiators.

Kitchen/Diner 17' 1" x 10' 1" (5.20m x 3.07m)

With window to rear and part glazed door to rear garden, range of wall and base units with inset one and a half stainless steel sink/drain unit and mixer tap, built in four ring gas hob with oven under and stainless steel extractor canopy over, space for fridge/freezer and washing machine, radiator and cupboard housing wall mounted gas fired boiler.

First Floor Landing

With access to roof space and airing cupboard with slatted shelving.

Bedroom One 14' 8" x 9' 11" (4.48m x 3.01m)

With window to rear and radiator.

Bedroom Two 12' 11" x 9' 11" (3.93m x 3.01m)

With window to front and radiator.

Bedroom Three 9' 4" x 6' 11" (2.84m x 2.10m)

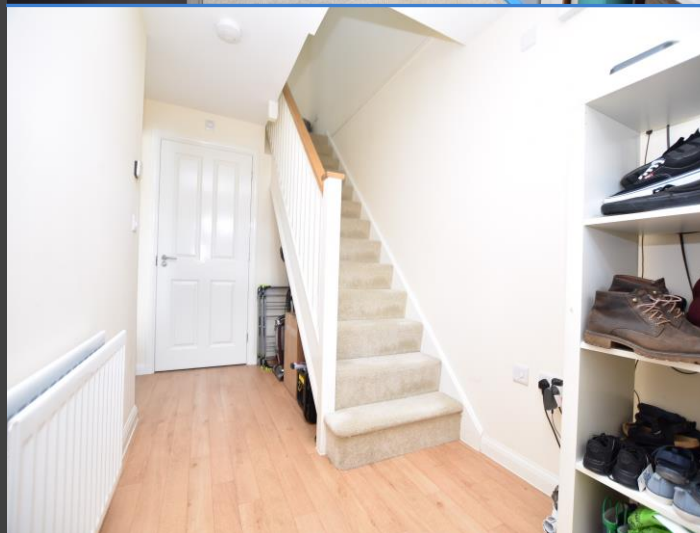
With window to rear and radiator.

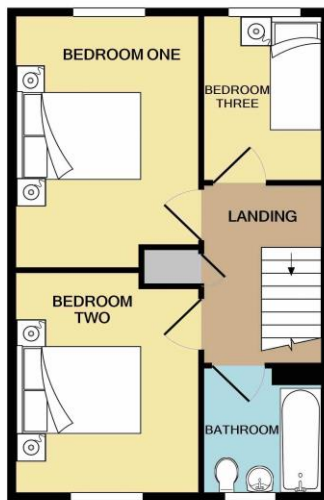
Bathroom

With frosted window to front, low level WC, pedestal wash hand basin, panelled bath with shower over and glass screen, radiator, part tiled walls, shaver/light point and extractor fan.

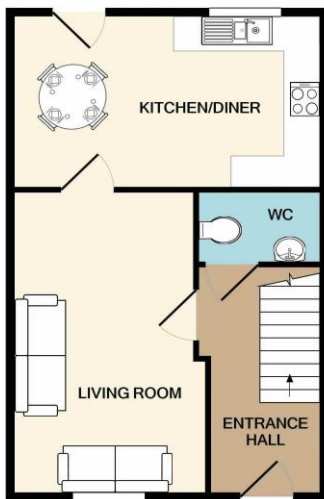
Outside

To the immediate rear of the property there is a patio seating area with iron railings and steps leading down to a small lawned garden with shed. A pedestrian gate gives access to the parking area and car port where there is off road parking for two cars.





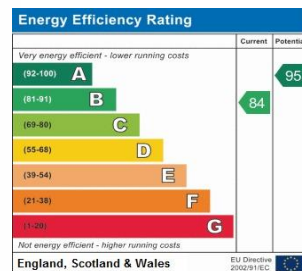
1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 476 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 950 SQ.FT. (88.2 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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