



11 Pearmain Road
Somerton, TA11 6AY

George James PROPERTIES
EST. 2014

11 Pearmain Road

Somerton, TA11 6AY

Guide Price - Guide Price £550,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

11 Pearmain Road is a modern detached family home offering exceptionally spacious living accommodation including five bedrooms, three bathrooms and two reception rooms. One of the main features of the property is the stunning open plan kitchen/family room with bi-folding doors opening to the south facing gardens. To the side of the house is ample parking and access to a double garage. The rear garden is laid to patio with garden shed and 10m² Hobbit House with BBQ/firepit.

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.

Services

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

Entrance Hall

Entrance door with glazing to the side leads to the entrance hall with wide tread staircase leading to the first floor, radiator and understairs storage cupboard.

Sitting Room 16' 6" x 13' 8" (5.02m x 4.16m)

With bay window to the front and window to the side. Radiator.

Playroom/Study 13' 3" x 9' 10" (4.03m x 2.99m)

With window to the front and side. Radiator.

WC 6' 8" x 4' 11" (2.04m x 1.51m)

With low level WC and wash hand basin. Radiator.



Kitchen/Family Room 29' 11" x 11' 6" (9.11m x 3.50m)

With window to the rear and bi-folding doors to the garden. Fitted kitchen comprising range of base and wall mounted kitchen units with work surfaces over, central island unit with breakfast bar. Fitted appliances include two eye level double ovens, dishwasher and five ring gas hob with extractor hood over. One and a half bowl sink unit with mixer tap. Two radiators.

Utility Room 6' 8" x 6' 8" (2.04m x 2.04m)

With door to the side, base units with single drainer sink unit. Space for washing machine.

Landing

With access to the loft space, radiator and built in airing cupboard.

Bathroom 10' 0" x 5' 7" (3.06m x 1.70m)

With window to the side, low level WC, wash hand basin and panelled bath with shower attachment and screen. Large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 1 12' 1" x 12' 0" (3.68m x 3.67m)

With window to the front and side. Radiator and built in wardrobe.

En-Suite Shower Room

With window to the front, bathroom suite comprising low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 12' 10" x 9' 6" (3.91m x 2.89m)

With window to the rear and radiator.

En-Suite Shower Room

With Low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 3 10' 0" x 9' 4" (3.06m x 2.84m)

With window to the front and radiator.

Bedroom 4 9' 10" x 6' 7" (3.00m x 2.00m)

With window to the rear and radiator.

Bedroom 5 9' 10" x 9' 3" (3.00m x 2.82m)

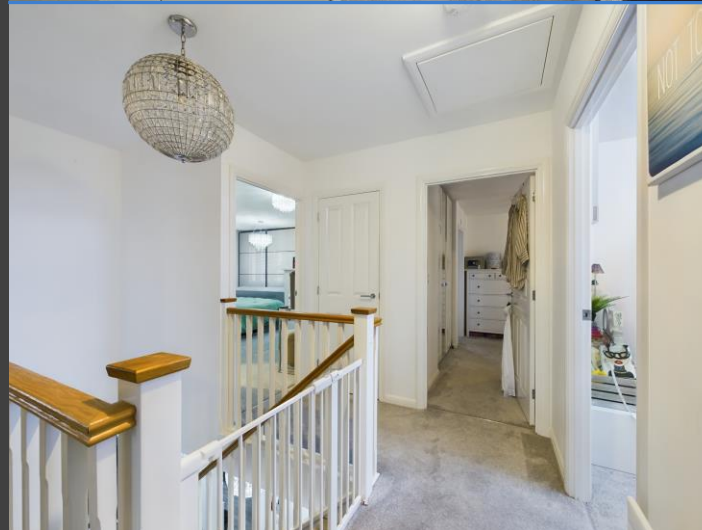
With window to the rear and radiator.

Outside

To the front of the house is a gravelled garden with shrubs and path to the front door. A shared driveway to the side of the house leads to a large parking area and access to the double garage. A gate leads to the rear garden which is laid to patio with low dividing wall, timber shed and garden 'Hobbit House'

Hobbit House

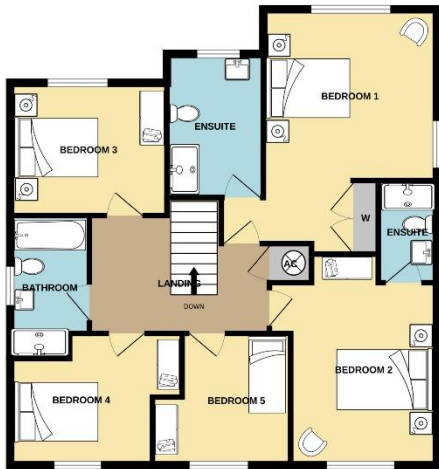
This 10m² log garden cabin is a fantastic entertaining space with fitted seating, BBQ/Firepit and power/light connected.



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
882 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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