



14 Poppy Road  
Somerton, TA11 6BG

George James PROPERTIES  
EST. 2014

# 14 Poppy Road

Somerton, TA11 6BG

Asking Price - £375,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Built in 2018 by David Wilson Homes is this fantastic detached family home. Presented in good condition throughout, this is located on the popular Patch Meadows development being a short distance from Somerton Town Centre and local amenities. Offering four bedrooms with an en-suite to the master, there is a spacious kitchen/diner, separate sitting room, downstairs cloakroom, a low maintenance rear garden with decking area, driveway parking for approximately three vehicles and an oversized single garage.

## 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. Council tax band D. Gas fired central heating to radiators.

## Entrance Hall

With window to side, stairs to first floor landing, under stairs storage cupboard, radiator.

## Sitting Room 16' 1" x 10' 2" (4.91m x 3.10m)

With window to front and two radiators. Built in media wall featuring an LG TV, Bose sound bar and feature electric fire (all included in the sale price).

## Cloakroom

With window to side, a pedestal wash hand basin with a single mixer tap and tiled splashback, WC and radiator.



**Kitchen/Diner** 14' 1" x 18' 5" (4.30m x 5.61m)

An open plan spacious room with a rear aspect window and double doors to the garden. The kitchen comprises a range of wall and base mounted storage units with roll-top worksurfaces with under-cupboard lighting. An inset stainless-steel sink with a single mixer tap and drainer unit, a 6 ring gas hob with extractor fan and acrylic splashback, built-in fan assisted oven and grill. Built in appliances include a fridge, freezer and dishwasher. A large utility cupboard provided space and plumbing for a washing machine, space for a tumble dryer, a wall mounted Ideal combi boiler, extractor fan and lighting.

**First Floor Landing**

With hatch to the loft space, radiator and a large storage cupboard with shelving, clothes rail and lighting.

**Bedroom 1** 12' 7" x 9' 2" (3.83m x 2.80m)

With window to rear, radiator and a large recess for a triple wardrobe.

**En-suite**

With window to side, a large shower cubicle with an Aqualisa wall mounted shower and glazed sliding doors, a pedestal wash hand basin with a single mixer tap and a WC. Partly tiled walls, a wall mounted heated towel rail and extractor fan.

**Bedroom 2** 11' 9" x 9' 2" (3.58m x 2.80m)

With window to front, radiator.

**Bedroom 3** 9' 0" x 7' 2" (2.74m x 2.18m)

With window to front, radiator.

**Bedroom 4** 6' 10" x 9' 0" (2.08m x 2.74m)

With window to rear, a built-in bunk bed with ladder, desk below and clothes rail, radiator.

**Bathroom**

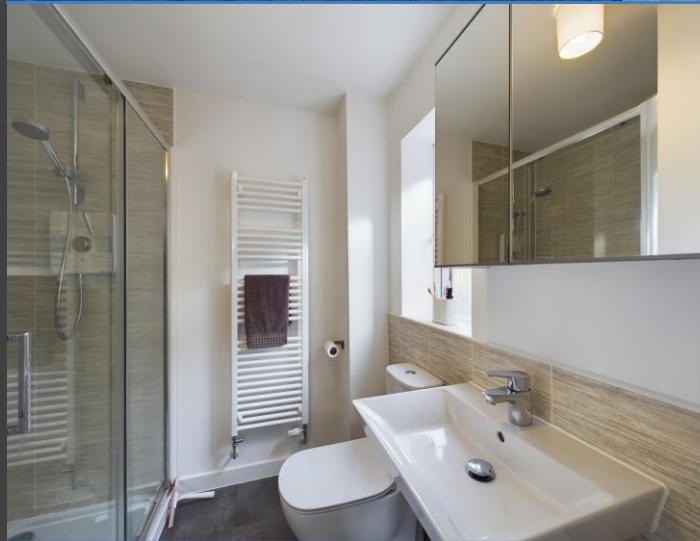
With window to side, suite comprises a panel enclosed bath with a single mixer tap, a pedestal wash hand basin with a single mixer tap and a WC. A wall mounted heated towel rail, partly tiled walls and extractor fan.

**Outside**

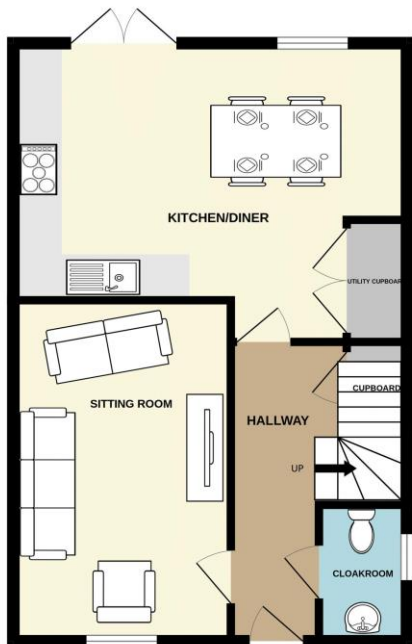
To the front is a paved pathway leading to the front door via steps with areas laid to lawn and gravel flanked by a mature hedge. There is a large driveway providing parking for approximately three vehicles leading to the garage with a timber gate leading to the rear garden. To the rear is a sunny aspect garden predominantly laid to lawn enclosed by timber fencing. There are areas laid to paving with a pathway to the far end where there is a raised decking area, metal shed and storage space behind the garage.

**Garage**

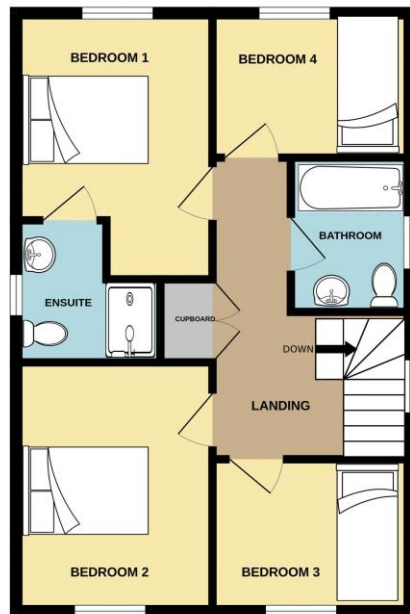
This is an oversized single garage with a pitched roof providing storage space in the eaves. Accessed via an up and over door to the front, there are power points and lighting.



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.

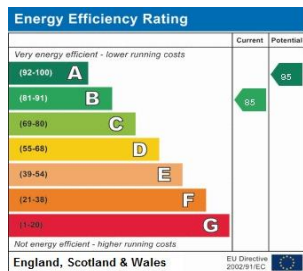


1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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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