



33 Parklands Way
Somerton, TA11 6JG

George James PROPERTIES
EST. 2014

33 Parklands Way

Somerton, TA11 6JG

Guide Price - £349,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

33 Parklands way is a detached family home which has been extended to provide a large utility room, the garage has also been converted to provide a useful ground floor bedroom and en-suite shower room. The remaining accommodation includes sitting room with open fireplace, kitchen/breakfast room, WC, three first floor bedrooms and shower room. Outside there are good size gardens to the front and rear with off road parking and large timber workshop.

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 and electricity are all connected. Oil fired central heating to radiators. The boiler was replaced approximately 3 years ago. Council tax band D.

Entrance Porch

Glazed entrance door leads to the entrance porch with tiled floor.

Entrance Hall

With full height window to the front, stairs to the first floor and radiator.



WC

With window to the front, low level WC and wash hand basin. Radiator.

Sitting Room 17' 9" x 9' 3" (5.42m x 2.82m)

With window to the front and patio doors to the rear. Two radiators and open fireplace.

Kitchen/Breakfast Room 13' 11" x 9' 3" (4.25m x 2.82m)

With window to the rear. Base and wall mounted kitchen units with single drainer sink unit with mixer tap. Four ring electric hob and built in oven. Space for fridge freezer. Under stairs storage cupboard housing the hot water cylinder.

Utility Room 14' 4" x 8' 9" (4.37m x 2.67m)

With window to the side and door to the rear garden. Built in units with single drainer sink. Space for washing machine and tumble dryer. Built in storage cupboard.

Ground Floor Bedroom/Study 10' 0" x 8' 2" (3.06m x 2.50m)

Window to the front and radiator. Access to the loft space.

En-Suite Shower Room

With low level WC, wash hand basin and wet room style open shower space with electric shower. Heated ladder towel rail.

Landing

With access to the loft space.

Bedroom 1 17' 9" x 9' 3" (5.42m x 2.82m)

With windows to the front and rear, two radiators and built in cupboard.

Bedroom 2 11' 10" x 8' 10" (3.60m x 2.70m)

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

Bedroom 3 8' 10" x 7' 9" (2.70m x 2.37m)

With window to the rear and radiator.

Shower Room

With window to the rear. Low level WC, wash hand basin and large shower cubicle with electric shower. Heated ladder towel rail.

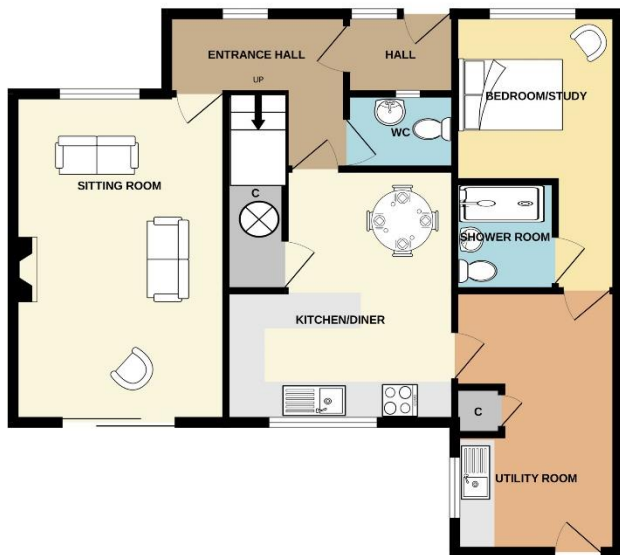
Outside

To the front of the property a vehicular entrance leads to the parking area. The front garden is laid to lawn with flower and shrub beds. A side pedestrian gate and path leads to the rear. The rear garden is laid mainly to lawn with flower and shrub borders.

Timber Garden Workshop 20' 3" x 9' 5" (6.17m x 2.86m)



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



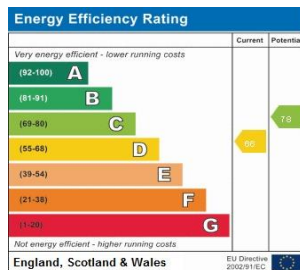
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 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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