



Apartment 12 Courthouse Mews
The Market Place, Somerton, TA11 7EU

George James PROPERTIES
EST. 2014

12 Courthouse Mews

The Market Place, Somerton, TA11 7EU

Guide Price - £369,950

Tenure – Leasehold

Local Authority – Somerset Council

Summary

Courthouse Mews is an exclusive development of just 8 retirement apartments, located within the historic former Courthouse Gallery in the heart of Somerton, opposite the Old Town hall, now a popular gallery and workshop venue, this luxury apartment offers superb size accommodation with assisted living and a choice of care levels. Apartment 12 is approached from a communal entrance with lift access and features a spacious open plan kitchen/living area with two South-facing Juliet balconies enjoying lovely countryside views. There are two double bedrooms and shower room the principle bedroom has an en-suite shower room.

Amenities

The ancient capital of Wessex and filming location for 1980s BBCs series 'The Monocled Mutineer', Somerton is a pretty market town on level ground providing easy pedestrian access. The town has some fine architecture and is surrounded by stunning countryside, leading to the nearby County Town of Taunton as well as Sherborne, Yeovil, and Bruton, home of the Hauser & Wirth gallery. History lovers can explore nearby treasures such as Lytes Cary Manor, the Priest's House in Muchelney, and Tintinhull Garden in Yeovil; whilst gardeners will enjoy its close proximity to the Chelsea Flower Show Gold medal-winning Kelways garden centre, located just a few miles away in Langport. Somerton's bustling retail centre includes boutiques, interiors shops and antiques dealers, as well as its own supermarket. Head to one of the cafes and coffee shops to catch up with friends or enjoy a dining experience at The White Hart, a 16th Century pub which is now an award-winning pub/restaurant with accommodation. Somerton has a vibrant community with classes and clubs to suit everyone, offering the opportunity to rediscover former interests, find new hobbies, and make friends. Venues including The Parish Rooms and Edgar Hall are the location for many events and are available to hire for your own purposes. Somerton has its own branch of U3A and the recently formed 'Love Somerton' group organises events to bring the community together, such as breakfasts at The Buttercross and a festive night in December. Art enthusiasts will be delighted with The Old Town Hall, restored to its former glory in 2016 and now home to ACEArts. The gallery has a year-round programme of exhibitions from local, national and international artists and also runs a schedule of workshops to



introduce you to new art and craft skills. It also has a wonderful shop selling high quality, locally produced arts and crafts, perfect as gifts or to display in your own home.

Services

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

Inclusive Services

The Bronze Lifestyle Package is included within the Service Charge as part of the services for your well-being. This includes a number of benefits such as 24-hour emergency call system, one hour of domestic help a week, weekly refuse collection, a daily welfare check, membership of the Courthouse Club.

Service Charges

Please contact our office for further details of the various levels of care available and the service charges.

Courthouse Club

The Courthouse Club will provide all homeowners with a range of exclusive benefits including regular coffee mornings in the Lounge, a range of activities in their lounge and function areas and complimentary membership as a Friend of the ACEarts Gallery.

Entrance Hall

Communal entrance with entrance door leading to the entrance hall. Two windows to the side and built in airing cupboard and cupboard housing a washing machine and tumble dryer.

Wet Room

Wet room with low level WC, wash hand basin and mains shower.

Sitting Room/Kitchen Diner 23' 0" x 13' 7" (7.00m x 4.15m)

This spacious room has a wonderful feel with two sets of French doors and south facing Juliet balconies with views across the countryside. There is a high quality fully fitted kitchen.

Bedroom 1 11' 2" x 10' 6" (3.40m x 3.20m)

With window to the rear and dressing area.

En-suite Wet Room

Wet Room with low level WC, wash hand basin and mains shower.

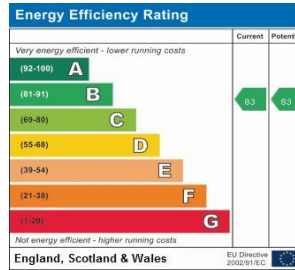
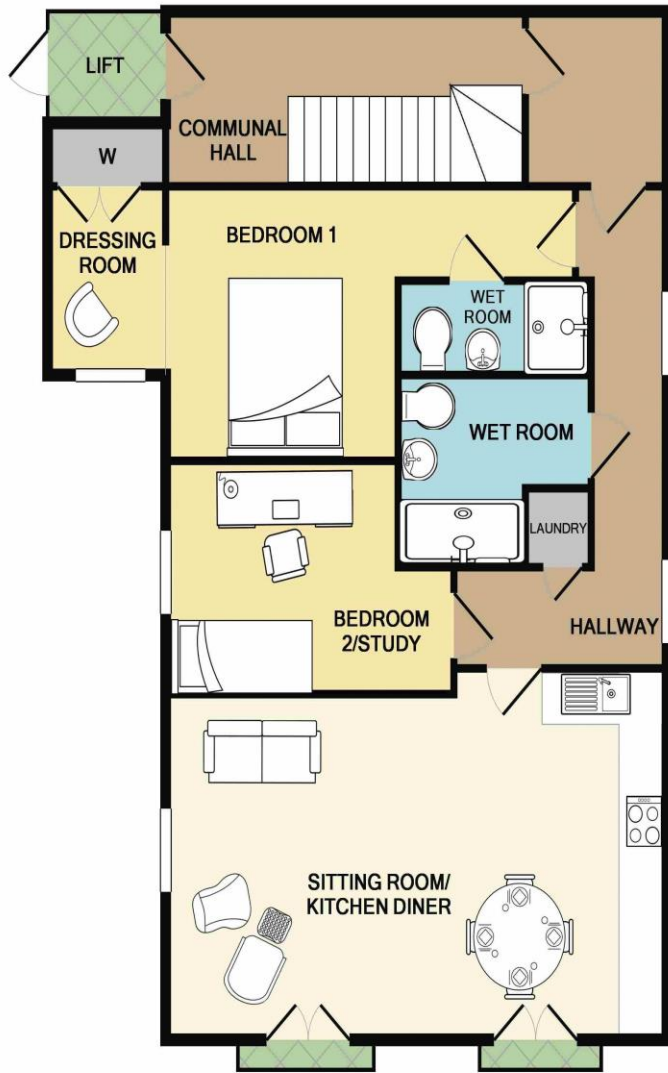
Bedroom 2/Study 11' 10" x 8' 6" (3.60m x 2.60m)

With window to the side. This room makes an excellent guest room or second reception area.

Agents Note

The virtual tour video shows the general area and The Court House but not specifically apartment 12.





TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 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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