



2 Lily Close
Somerton, TA11 6BH

George James PROPERTIES
EST. 2014

2 Lily Close

Somerton, TA11 6BH

Guide Price - £320,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

2 Lily Close is a well presented semi-detached house situated on this popular development. The house has comfortable living accommodation comprising entrance hall, WC, lovely open plan kitchen/dining room and sitting room. To the first floor there are three bedrooms, bathroom and en-suite shower room to the principal bedroom. Outside there are enclosed gardens to the rear, a driveway offers off road parking leading to a 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 C. Gas fired central heating to radiators.

Entrance Hall

With stairs leading to the first floor and radiator.

WC

With low level WC, wash hand basin and radiator.



Kitchen/Dining Room 18' 7" x 11' 11" (5.66m x 3.64m)

With window to the front and side, range of base and wall mounted kitchen units with work surfaces over incorporating sink unit with mixer tap. Space for washing machine, dishwasher and fridge freezer. Built in electric oven and four ring gas hob with extractor

Sitting Room 15' 6" x 10' 9" (4.73m x 3.28m)

With windows and French doors to the garden. Radiator.

Landing

With built in airing cupboard.

Bedroom 1 10' 9" x 10' 7" (3.27m x 3.23m)

With window to the rear, radiator and range of built in wardrobes.

En-Suite Shower Room

With window to the side, low level WC and wash hand basin. Shower cubicle with mains shower. Ladder towel rail.

Bedroom 2 11' 8" x 8' 8" (3.56m x 2.63m)

With window to the front and radiator.

Bedroom 3 11' 0" x 7' 3" (3.36m x 2.2m)

With window to the front and radiator.

Bathroom

With window to the side, low level WC, wash hand basin and panelled bath with mains shower over and screen. Ladder towel rail.

Outside

To the front of the property there is a shrub border with path to the front front door. There is a lawned area to the side of the house enclosed by a low hedge. A driveway at the end of the garden provides off road parking for several vehicles and leads to the garage.

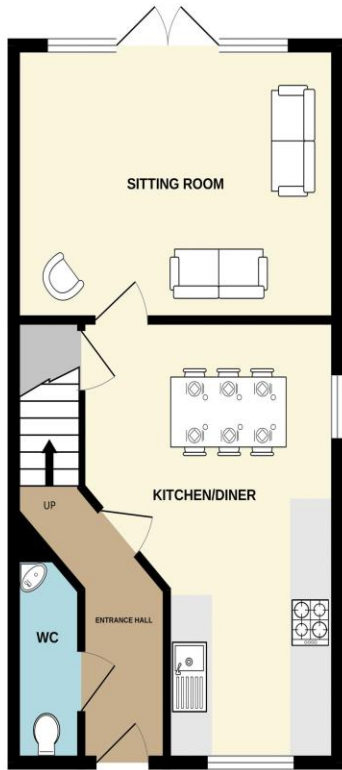
Garage 20' 3" x 10' 4" (6.16m x 3.16m)

With up and over garage door, power and light connected.

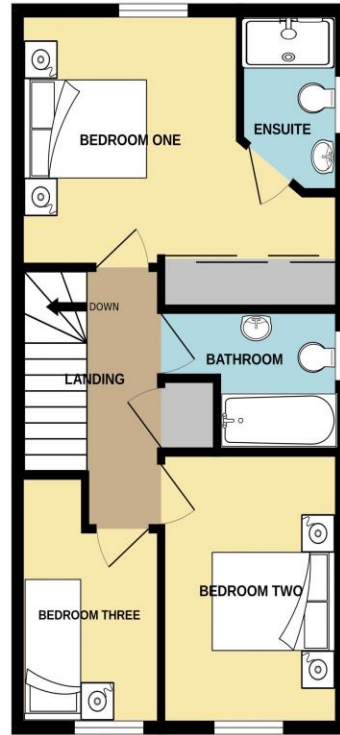
The rear garden is partly walled with lawned are and patios. A pedestrian gate leads to the driveway.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

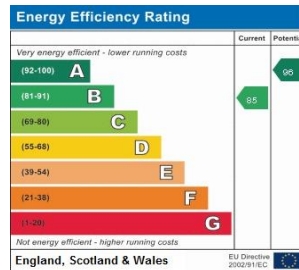


1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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