



12 May Pole Knap
Somerton, TA11 6HR

George James PROPERTIES
EST. 2014

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Asking Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Offered with no onward chain is this extended family home set in a quiet cul-de-sac within close proximity of local shops and amenities. Accommodation includes three bedrooms, three reception rooms, a utility room and a downstairs cloakroom. To the front there is ample driveway parking with an extended oversized single garage and to the rear is a well proportioned family garden.

Amenities

Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, 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, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band C.

Entrance Porch

With window to side, door to entrance hall.

Entrance Hall

With a front aspect window, storage cupboard, radiator, door to sitting room and stairs to the first floor landing.

Sitting Room 12' 11" x 16' 4" (3.93m x 4.98m)

With window to front, gas fireplace with stone build hearth and TV shelf, double doors to dining room, radiator.

Dining Room 9' 11" x 9' 3" (3.02m x 2.82m)

With a rear aspect window and double doors to garden, radiator, folding door to kitchen.



Kitchen 9' 11" x 9' 11" (3.02m x 3.02m)

With window to rear. A range of wall and floor mounted storage units with tiled worksurfaces with an inset one and a half bowl sink and drainer unit. Appliances include a freestanding four ring gas hob and oven and dishwasher. Wall mounted Worcester boiler, door through to family room.

Family Room 12' 8" x 8' 1" (3.85m x 2.46m)

With sliding patio doors to the rear and a side aspect window. Radiator.

Utility room

Space and plumbing for a washing machine and tumble dryer, roll top work surface, obscure glazed door to garden, doors to cloakroom and garage.

Cloakroom

With a rear aspect window, WC and wash hand basin.

First Floor Landing

With a side aspect window, airing cupboard housing the hot water tank with shelving and storage space, hatch to loft space.

Bedroom 1 12' 3" x 12' 8" (3.74m x 3.87m)

With window to rear, a range of built in wardrobes, drawers and dressing table. Radiator.

Bedroom 2 10' 8" x 9' 11" (3.25m x 3.03m)

With window to front, fitted double wardrobe and a built in storage cupboard, radiator.

Bedroom 3 7' 5" x 9' 5" (2.26m x 2.87m)

With window to front, built in desk, storage cupboard, radiator.

Shower Room

Suite comprises a corner shower cubicle with glazed sliding doors and a wash hand basin with storage cabinet below. With window to rear, fully tiled walls and extractor fan.

W.C

With window to side, radiator.

Outside

To the front is a double width driveway and a front garden flanked by low level brick walls and fencing laid to gravel with a circular patio. To the rear is a generous sized garden predominantly laid to lawn with mature shrubs and borders. There is a paved patio area, water tap and a timber constructed shed.

Garage 16' 10" x 13' 0" (5.13m x 3.97m)

With up and over door to front, glazed personal door, side aspect window, water tap. A range of floor mounted storage units with roll top worksurfaces.



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	81	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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