



6 Pippin Road
Somerton, TA11 6AX

George James PROPERTIES
EST. 2014

6 Pippin Road

Somerton, TA11 6AX

Guide Price - £365,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

6 Pippin Road is a large detached family house with well designed accommodation comprising entrance hall, large WC/utility room, double aspect sitting room and kitchen/dining room. To the first floor there are three bedrooms and family bathroom, the main bedroom has an en-suite shower room. The owners have partly boarded the attic. Outside the property has a double width driveway, the garage has been converted into a fully insulated workroom with storeroom and there is a large garden to the rear.

Services

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

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.

Entrance Hall

With stairs to the first floor and open understairs area. Radiator.

Utility Room/WC

With window to the rear, low level WC, wash hand basin and built in cupboard. Space for washing machine. Radiator.

Sitting Room 15' 8" x 10' 11" (4.78m x 3.34m)



With bay window to the front and French doors to the garden.
Radiator.

Kitchen/Dining Room 15' 6" x 10' 10" (4.72m x 3.31m)

With bay window to the front and window to the rear. Range of base and wall units with work surfaces over, one and half bowl sink unit with mixer tap and built in dishwasher. Eye level double oven and four ring gas hob with extractor hood over. Radiator. Side door opens to covered outdoor area at the side of the house and on to the garden.

Landing

Gallery landing with windows to the front and rear. Radiator.

Bedroom 1 12' 2" x 8' 6" (3.70m x 2.60m)

With bay window to the front, radiator and built in wardrobes.

En-Suite Shower Room

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

Bedroom 2 11' 0" x 8' 6" (3.36m x 2.60m)

With bay window to the front and radiator.

Bedroom 3 10' 11" x 6' 7" (3.33m x 2.00m)

With window to the rear and radiator.

Bathroom

With window to the side, low level WC and wash hand basin. Panelled bath with shower over. Heated ladder towel rail.

Outside

To the front of the house the front garden is enclosed by a wall with gate and path to the front door. There is a double width driveway. The rear garden is fully enclosed with useful covered area to the side of the house. The garden is mainly laid to lawn with an extended patio area, light and water tap. Part of the garage has been converted into a fully insulated office/work room with the remaining space used as a store.

Work Room 10' 6" x 8' 5" (3.19m x 2.57m)

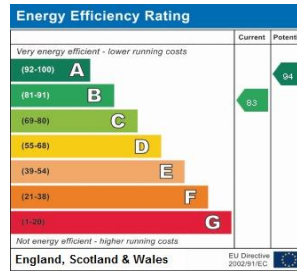
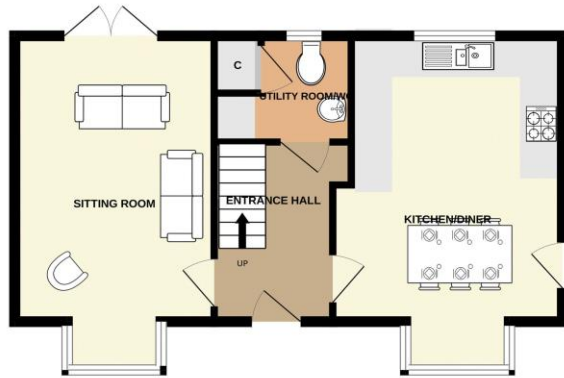
This fully insulated room has power and light, part glazed door to the garden and window to the side. An internal door leads to the store area.

Store Area 7' 3" x 1' 10" (2.20m x .57m)

With up and over garage door to the drive.



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.2 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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GROUND FLOOR
150 sq.ft. (14.0 sq.m.) approx.



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