



1 Pinewood Drive
Somerton, TA11 6JP

George James PROPERTIES
EST. 2014

1 Pinewood Drive

Somerton, TA11 6JP

Guide Price - £315,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Pinewood Drive is a modern semi-detached house situated in this popular area of Somerton close to the town centre. The house has accommodation comprising entrance hall, sitting room, dining room with patio doors to the rear garden, kitchen, separate utility room and WC. To the first floor there are three bedrooms and bathroom. Outside the property has a block driveway with a single garage and an enclosed garden to the rear.

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

Part glazed entrance door leads to the entrance hall with tiled floor, built-in cloak cupboard and radiator.

Sitting Room 16' 4" x 13' 0" (4.97m x 3.95m)

Window to front and radiator.

Dining room 10' 0" x 9' 7" (3.06m x 2.91m)

With patio door to rear and radiator.



Kitchen 9' 10" x 9' 10" (3.m x 3.m)

Window to rear with a range of base and wall kitchen units with one and half bowl sink unit and mixer tap. Built in double oven with four ring gas hob with extractor hood over, space for fridge and tiled floor.

Utility room 8' 0" x 8' 7" (2.45m x 2.61m)

Window to rear and door to rear garden, range of base and wall units, single draining sink with mixer tap. Space for washing machine and tumble dryer.

WC

Window to side, low level WC.

Landing

Window to side with built-in airing cupboard housing water cylinder. An open tread staircase leads to the attic which although in the past has been used as a child's playroom, can only be classed as an attic area.

Bedroom 1 12' 2" x 9' 11" (3.70m x 3.03m)

Window to rear radiator and built-in wardrobe.

Bedroom 2 12' 3" x 10' 0" (3.74m x 3.04m)

Window to front, radiator and built-in wardrobe.

Bedroom 3 8' 4" x 7' 1" (2.55m x 2.17m)

Window to front, radiator and a range of built-in wardrobes.

Bathroom

Window to rear, bathroom suite comprising of low level WC, wash hand basin, panelled bath with shower over, radiator.

Attic 15' 6" x 9' 10" (4.72m x 3.0m)

Velux window to rear and radiator.

Outside

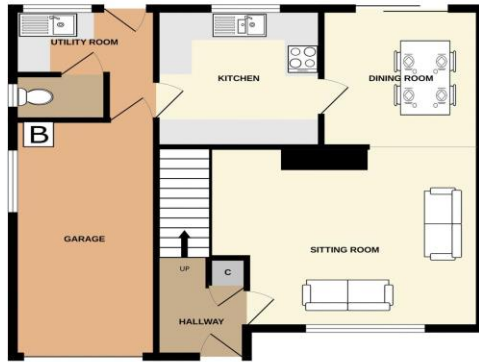
To the front of the property a brick block driveway provides off road parking, the front garden is laid to gravel with a flower and shrub beds, there is an electric EV car charger and side path and gate leads to the rear garden. The rear garden has a decked patio area, lawn and block constructed garden shed, outside water tap and light.

Garage 17' 1" x 8' 6" (5.20m x 2.60m)

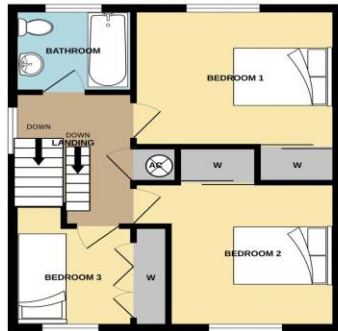
Up and over door garage door, window to side, and power and light connected. Wall mounted gas fired boiler. Internal door leads to the utility room.



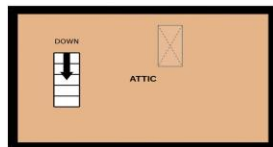
GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



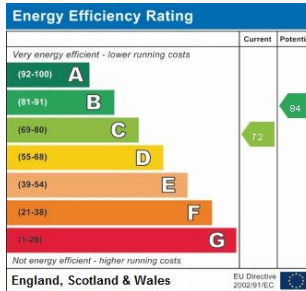
2ND FLOOR
152 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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.

Made with Metropix ©2024



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.