



5 Lisona Court
Somerton, TA11 6FD

George James PROPERTIES
EST. 2014

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Somerton, TA11 6FD

Guide Price - £470,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

5 Lisona Court is an attractive modern house built and completed in 2019 to an exceptionally high standard and still retains the remainder of its 10 year NHBC warranty. The house is situated on a small select development within close proximity to the local amenities with beautifully presented accommodation comprising sitting room with wood burning stove, large kitchen/diner/family room and cloakroom on the ground floor with four bedrooms and two bathrooms to the first floor. Outside the property has lovely walled gardens and a useful triple garage with electric doors.

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. Gas fired underfloor heating to both the ground and first floors. Council tax band D.

Entrance Hall

Part glazed entrance door with glazing to either side leads to the entrance hall. With stairs to the first floor and built in storage cupboard.



Cloakroom

With low level WC and wash hand basin.

Sitting Room 19' 2" x 11' 6" (5.83m x 3.50m)

With full height window to the side and window to the front. Free standing cast iron wood burning stove and large built in storage cupboard.

Kitchen/Diner/Family Room 19' 0" max x 18' 4" max (5.80m max x 5.60m max)

With window to the front and side, French doors opening to the garden. The modern fitted kitchen comprises base and wall mounted units with work surfaces over and one and a half bowl sink unit. Built in appliances including fridge freezer, dishwasher, washing machine and eye level double oven and microwave. Four ring electric induction hob with extractor hood over. Cupboard housing gas fired boiler.



Landing

With access to the loft space and built in airing cupboard.

Bedroom 1 13' 5" x 11' 6" (4.08m x 3.50m)

With full height window to the side and window to the front. Built in double wardrobe.

En-Suite Shower Room

With roof window, bathroom suite comprising low level WC, wash hand basin with mirror over and large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 10' 8" x 9' 3" (3.26m x 2.83m)

With windows to the front and side. Built in wardrobe.

Bedroom 3 9' 5" x 6' 10" (2.86m x 2.09m)

With window to the side.

Bedroom 4 10' 8" x 6' 4" (3.24m x 1.94m)

With window to the front.



Bathroom

With roof window, bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over and screen. Heated ladder towel rail.

Outside

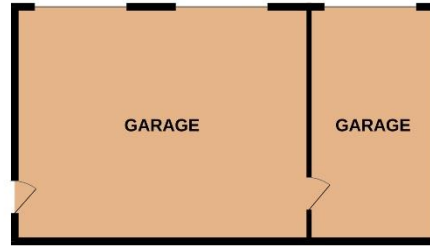
The walled garden is fully enclosed and beautifully landscaped. With patio area to the side of the house with lighting and water tap and side pedestrian gate leading to the front. The main garden is laid to lawn with well stocked flower and shrub beds. Towards to the end of the garden is a further patio which is ideally situated to enjoy the sunshine throughout the day. A pedestrian door leads to the triple garage.

Triple Garage 32' 10" x 20' 8" (10.00m x 6.30m)

The garage is divided into one double garage and a single garage all with electric up and over garage doors, power and lighting.



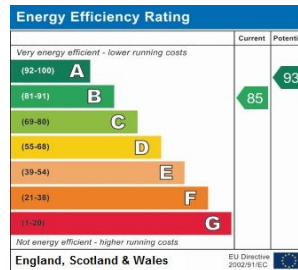
GROUND FLOOR
1218 sq.ft. (113.1 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1850 sq.ft. (171.8 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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