



12 Russet Road
Somerton, TA11 6AU

George James PROPERTIES
EST. 2014

12 Russet Road

Somerton, TA11 6AU

Guide Price - £185,000

Tenure – Leasehold

Local Authority – Somerset Council

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 central heating to radiators. Council tax band B.

Leasehold/Freehold

The property is being marketed as Leasehold due to the shared ownership arrangement with the previous owner. IT WILL BE CONVERTED TO FREEHOLD FOR THE NEW OWNER UPON COMPLETION OF THE SALE.

Entrance Hall

With stairs to first floor and radiator.

Open Plan Kitchen/Sitting Room

18' 1" x 16' 7" max (5.52m x 5.06m max)

With window to front and skylight, range of wall and base units with inset stainless steel sink/drainer and mixer tap, integrated appliances comprising washing machine and fridge/freezer, two radiators, built in four ring gas hob with oven under and stainless steel extractor canopy over.

Bedroom One

13' 11" x 8' 8" (4.25m x 2.63m)

With window to front and radiator.



Bedroom Two 10' 3" x 9' 3" (3.12m x 2.81m)

With window to side, access to roof space and radiator.

Bathroom 6' 11" x 5' 7" (2.10m x 1.70m)

With skylight, low level WC, wall mounted wash hand basin, heated towel rail, panelled bath with mains shower over and glass screen, tiled floor, part tiled walls, extractor fan and shaver point.

Outside

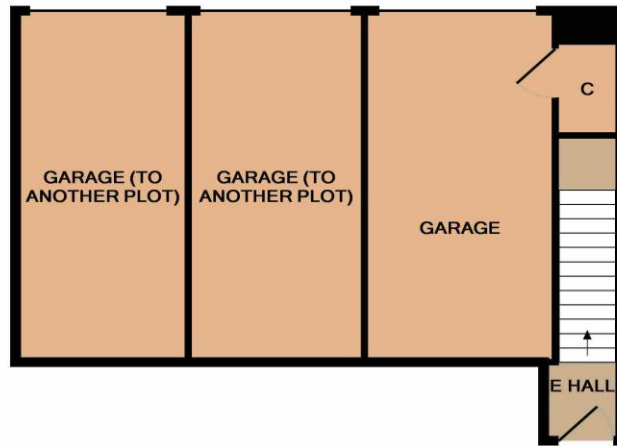
There is shared access to the rear of the property leading to the parking area and garage.

Garage 18' 4" x 9' 8" (5.60m x 2.95m)

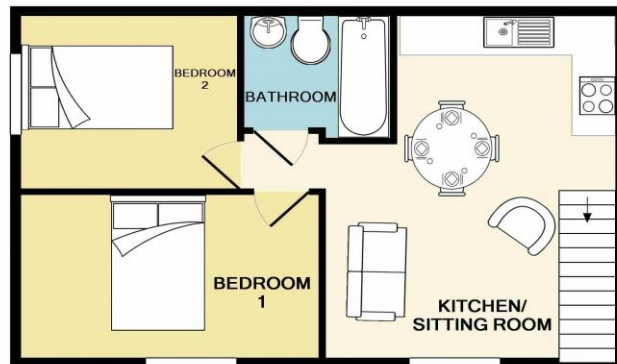
With up and over garage door, light, power and cupboard housing wall mounted gas fired boiler and consumer unit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.