



14 Ricksey Close  
Somerton, TA11 6PN

George James PROPERTIES  
EST. 2014



# 14 Ricksey Close

Somerton, TA11 6PN

Guide Price - £365,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

14 Ricksey Close is a well proportioned three bedroom detached bungalow, with the benefit of a large double garage and no onward chain. The property could do with some general updating, but offers good sized rooms, a mature rear garden, and ensuite shower room to the master bedroom. The bungalow is situated in a peaceful location backing onto Ricksey Park and Somerton Recreational Ground, making it ideal for dog walking or afternoons of fun with the children/grandchildren.

## 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 is a good level of amenities including shops, bank, library, doctor and dentist surgeries, 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. 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 gas, electricity, drainage and sewage all connected. Council Tax band E

## Entrance Hallway

Replacement front door leads to entrance hallway, storage cupboard, access to loft with ladder, airing cupboard housing hot water cylinder, radiator

## Kitchen 12' 11" x 9' 0" (3.93m x 2.75m)

Window to front, radiator, door leading to side passage, range of wooden wall and base units, display cupboard with glass windows, Zanussi 4 ring gas hob, space for under counter fridge, space for washing machine, Belling fan oven and hob, Ideal gas fired boiler

## Living Room 19' 5" x 11' 3" (5.91m x 3.42m)

Window to rear, sliding doors to rear garden, gas fireplace with surround, television point, radiator





**Bedroom 1** 10' 9" x 10' 7" (3.28m x 3.23m)

Pretty bay window to front, radiator, range of fitted wardrobes and cupboards, television point

**Ensuite**

Frosted window to front, radiator, low level WC, sink with vanity storage, shower

**Bedroom 2** 9' 8" x 8' 5" (2.94m x 2.56m)

Window to rear, radiator, double built in wardrobe

**Bedroom 3** 7' 5" x 6' 6" (2.25m x 1.98m)

Window to rear, radiator, single built in wardrobe

**Bathroom**

Frosted window to front, radiator, replacement modern double shower with disability handle and seat, sink, WC

**Double Garage** 17' 0" x 16' 10" (5.17m x 5.12m)

Stone built with two up and over doors, lighting, power, side personal door.

**Outside**

The property is situated at the head of a cul-de-sac and has lots of off road parking for at least four cars. The driveway leads to the double garage. There is an area of stone shingle with mature bushes and a tree, and a patio leads to the front door. The rear garden is a private gem and includes areas of patio, stone shingle, a fish pond, flower beds filled with mature shrubs and trees. The garden is currently on several levels but could be landscaped further to create a level garden again.





# GROUND FLOOR



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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