



Cranleigh

Sutton Road, Somerton, TA11 6HD

George James PROPERTIES
EST. 2014

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Guide Price - £289,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well presented semi-detached house occupying this non-estate position on the western outskirts of Somerton. Accommodation comprising entrance hall, wonderful entertaining space with a sitting room opening to a large open plan kitchen/dining room. To the first floor there are three good size, double bedrooms and stylish bathroom. The sellers have part converted the loft room, and a new buyer just needs to finish this off to be left with a bedroom an ensuite facilities. To the front of the house there is off road parking available and access to a single garage. The well kept gardens to the rear are private and enclosed, with a wonderful BBQ and pizza oven set up.

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. 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 water, drainage, gas and electricity are all connected. Gas fired central heating to radiators from a combination boiler. Council tax band C.

Entrance Hall

Part glazed entrance door leads to the entrance hall with tiled floor, radiator and part glazed door to the rear garden. Door leads to the sitting room.

Sitting Room 15' 3" x 12' 2" (4.65m x 3.70m)

With window to the front, radiator and log burner with feature surround. Wood effect flooring and stairs to the first floor. Opening to:-



Kitchen/Dining Room 19' 8" x 10' 0" (5.99m x 3.05m)

This large bright open plan room with large window to the rear and French doors to the garden. Range of base and wall mounted kitchen units with work surfaces over, one and half bowl sink unit with mixer tap, fitted Siemens dishwasher, Whirlpool oven and four ring gas hob with extractor over. Space for washing machine and fridge. Under stairs storage cupboard and wall mounted gas boiler providing hot water and central heating. Breakfast bar and space for dining table.

Landing

With window to the rear, radiator, and door to staircase that leads to the loft room.

Bedroom 1 13' 7" x 9' 2" (4.14m x 2.80m)

With window to the front, built in cupboard, radiator and built in double wardrobe.

Bedroom 2 13' 7" x 8' 11" (4.14m x 2.73m)

With window to the front and radiator.

Bedroom 3 12' 0" x 8' 2" (3.66m x 2.50m)

With window to the rear and radiator.

Bathroom

With window to the rear, bathroom suite comprising, low level WC, wash hand basin with storage shelves under and panelled bath with mains shower over with shower curtain. Radiator.

Outside

To the front of the house there is parking for two cars and access to the single garage. The rear garden is enclosed and offers a good degree of privacy with large patio seating area, water tap and light. There is a lawned area with flower and shrub beds. The seller has created a fantastic stone BBQ and pizza oven, perfect for the warm summer evenings.

Garage 15' 11" x 7' 7" (4.86m x 2.30m)

With up and over garage door, power and light. Internal pedestrian door to the kitchen.

Loft Room 18' 0" x 10' 10" (5.48m x 3.29m)

Our sellers have spent considerable time part converting this room according to the necessary planning regulations and with regular meetings with building control. The room has been plastered, windows installed, and the first fix of electrics have been fitted. For a small cost, the room can be finished by a new buyer by decorating, finishing the electrics, installing a shower room suite and getting the building signed off, to allow it to officially be called a fourth bedroom with ensuite. A wonderful chance to grow the property and finish what our current sellers have started.





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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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