



Millbrook

Pesters Lane, Somerton, TA11 7AA

George James PROPERTIES
EST. 2014

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Guide Price - £469,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A beautifully presented detached bungalow occupying a large, secluded plot of approximately 0.25 acres and situated within easy reach of local amenities. The bungalow offers comfortable accommodation including sitting room, dining room, cloakroom, kitchen/breakfast room, large bathroom, utility room and three / four bedrooms. The garage has been converted to provide a fourth bedroom/studio room. The property occupies a stunning position close to the town yet enjoying a rural aspect to the rear. . There are beautiful landscaped, private south facing gardens bordered by the Somerton Mill Stream, ample driveway with parking and car port.

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 local area has some of the best schools in the country including Millfield, Wells Cathedral School, Downside, All Hallows and the Kings Bruton. A more comprehensive range of amenities can be found in Bath, Bristol, Street or the County town of Taunton to the west and 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 and electricity are all connected. Propane gas fired central heating via a combination boiler.

Entrance Porch

With glazed door leading to the entrance hall.

Entrance Hall

With three radiators and built in airing cupboard.

WC

With low level WC and wash hand basin.



Sitting Room 15' 0" x 14' 10" (4.56m x 4.53m)

With window to the side, radiator and gas coal effect fireplace. Oak sliding doors lead to the dining room.

Dining Room 12' 4" x 11' 7" (3.76m x 3.53m)

With window to the rear and glazed door to the garden. Wood flooring and radiator.

Kitchen/Breakfast Room 19' 8" x 9' 7" max (6.00m x 2.92m max)

With window to the rear, fitted kitchen comprising range of base and wall mounted units with work surfaces over, peninsula unit and single drainer sink unit with mixer tap. Built in double oven and four ring hob with stainless steel splash back and extractor hood. Space for dishwasher and fridge.

Utility Room 7' 8" x 10' 3" (2.33m x 3.13m)

With glazed door to the garden, space and plumbing for washing machine and tumble dryer. Wall mounted combination boiler.

Bedroom 1 11' 11" x 12' 0" (3.64m x 3.65m)

With window to the front and radiator.

Bedroom 2 9' 8" x 8' 7" (2.94m x 2.62m)

With window to the front and radiator.

Bedroom 3 9' 10" x 9' 1" (3.00m x 2.76m)

With window to the front and radiator.

Bathroom 13' 0" x 7' 2" (3.97m x 2.18m)

With window to the front, bathroom suite comprising low level WC, wash hand basin and panelled corner spa bath. 'Wet room' walk in shower cubicle with mains shower, heated ladder towel rail.

Bedroom 4/Studio Room 17' 2" x 8' 5" (5.22m x 2.57m)

Converted from the original garage this room has patio doors to the garden.

Outside

A five bar vehicular gate and driveway leads to a large parking area and access to a carport. The front garden is terraced with lawned areas and gravel path leading to the lane. Access to either side of the property leads to the rear garden. To the immediate rear of the bungalow is a raised decked seating area overlooking the garden. The landscaped rear garden is laid mainly to lawn with central rose bed, various mature trees and shrubs give the garden a good degree of privacy. The gardens gently slope down to the mill stream forming an truly idyllic setting.

Summerhouse 9' 10" x 8' 6" (3.00m x 2.60m)

With power and light connected.



GROUND FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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	

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