



30 Maple Drive  
Somerton, TA11 6FS

George James PROPERTIES  
EST. 2014



# 30 Maple Drive

Somerton, TA11 6FS

Guide Price - £399,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

30 Maple Drive is a beautifully presented detached house built by Bloor Homes in 2022 and still retaining the remainder of its 10 year NHBC warranty. The house offers comfortable family accommodation including entrance hall with built in utility cupboard and WC. There is a sitting room and large fitted kitchen/dining room with French doors opening to the rear garden. To the first floor there are four bedrooms and bathroom. The main bedroom has an en-suite shower room. Outside a long driveway leads to the garage with pedestrian gate leading to the rear gardens.

## 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 water, drainage, gas and electricity are all connected. Council tax band E.

## Entrance Hall

Part glazed door leads to the entrance hall, with stairs leading to first floor, radiator, and wood style flooring, built in utility cupboard with space for washing machine and tumble drier, wall mounted gas boiler providing hot water and central heating.

## WC

With window to front low level WC, wash hand basin and radiator.

**Sitting Room** 15' 3" x 10' 11" (4.66m x 3.34m)

With window to front and radiator.





**Kitchen / Dining room** 20' 3" x 12' 6" (6.17m x 3.80m)

With window to the rear and French doors leading to the rear garden. Wood style flooring, two radiators and a range of wall and wall mounted kitchen units with work surfaces over. One and half bowl sink unit with mixer tap, built in AEG appliances including four ring gas hob, double oven, and extractor hood, space for dishwasher and fridge freezer.

**First floor landing**

With window to side and access leading to loft space.

**Bedroom 1** 12' 8" x 8' 7" (3.86m x 2.610m)

With window to rear, radiator and built in wardrobes.

**En-suite Shower Room**

With window to rear, low level WC, wash hand basin, radiator, built in shower cubicle with mains shower.

**Bedroom 2** 11' 7" x 8' 0" (3.54m x 2.45m)

With window to front and radiator.

**Bedroom 3** 12' 8" x 6' 8" (3.86m x 2.03m)

With window to rear and radiator.

**Bedroom 4** 8' 5" x 7' 5" (2.56m x 2.27m)

With window to front and radiator.

**Bathroom**

With window to the side, bathroom suite comprising low level WC, wash hand basin, panelled bath, separate shower cubicle with mains shower. Radiator.

**Outside**

To the front of the property there are flower and shrub beds and a pathway leading to the front door. A driveway to the side of the property offers parking for several vehicle with an EV car charging point. Access to the Garage.

**Garage** 19' 5" x 10' 6" (5.93m x 3.19m)

With up and over garage door, power and light connected, a side pedestrian gate leads to the rear garden.

**Rear Garden**

The current owners have laid a large porcelain tiled patio area, with a pathway and raised vegetable beds. There is an artificial lawn with outside light and water tap.

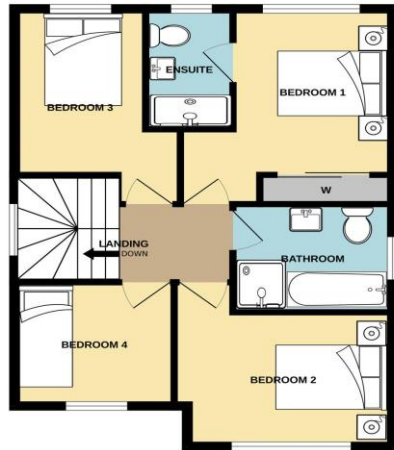




GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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.  
Made with Metropix ©2024

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         | 93        |
| (81-91)                                     | B | 83                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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.