



7 West Street  
Somerton, TA11 7PS

George James PROPERTIES  
EST. 2014



# 7 West Street

Somerton, TA11 7PS

Guide Price - £375,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

7 West Street is a Grade II terraced stone period cottage situated in the heart of this popular market town. The cottage has accommodation comprising entrance hall, sitting room, dining room/study and snug/reception area. There is a useful utility room on the ground floor. The cottage has been extended to provide a superb kitchen/breakfast room to the rear over looking the garden. To the first floor there are three bedrooms and a bathroom. A real benefit to the cottage is the outside space with attractive south facing landscaped gardens and a stone, two storey outbuilding/garage with storage area opening to Pestors Lane. \*No onward chain\*

## Services

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

## Note

Certain items shown in the images of the property are not included in the sale and are for illustrative purposes only.

## 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 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.

## Entrance Porch

Entrance door leads to the entrance porch.

**Sitting Room** 13' 11" x 11' 11" (4.24m x 3.63m)





With window to the front, radiator and stone fireplace housing cast iron stove. Opening to:-

**Dining Area/Snug** 8' 0" x 7' 9" (2.45m x 2.35m)

With under stairs storage cupboard and opening to the kitchen.

**Dining Room/Study** 11' 7" x 8' 4" (3.53m x 2.54m)

With window to the front, stone fireplace and radiator. Corner storage cupboard.

**Inner Hall**

With cloaks storage area, radiator and stairs to the first floor.

**Utility room** 7' 3" x 6' 10" (2.21m x 2.08m)

With low level WC, wash hand basin, space and plumbing for washing machine, fridge/freezer and tumble dryer. Fitted glass fronted cabinet.

**Kitchen/Dining Room** 20' 6" x 10' 3" (6.25m x 3.13m)

With full width windows to the rear and French doors leading to the garden. Kitchen area with a range of base and wall units, one and a half bowl sink unit with mixer tap, peninsular unit with breakfast bar, built in oven, four ring electric hob and a fitted fridge.

**Landing**

With window to the front and radiator.

**Bathroom/ Shower Room** 8' 11" x 7' 11" (2.73m x 2.41m)

With window to the rear, low level WC, wash hand basin, shower cubicle, bath and a radiator.

**Bedroom 1** 11' 11" x 10' 10" (3.64m x 3.30m)

With window to the front and radiator.

**Bedroom 2** 12' 2" x 9' 10" (3.72m x 3.00m)

With window to the front and radiator.

**Bedroom 3** 8' 6" x 6' 9" (2.60m x 2.07m)

With window to the rear and radiator.

**Outside**

To the rear of the property there are attractive south facing landscaped gardens with patio area and steps down to a lawned garden with flower and shrub beds. A stone path leads to a rear gated access to Pestors Lane.

**Outouse Ground Floor Room** 11' 10" x 11' 2" (3.60m x 3.40m)

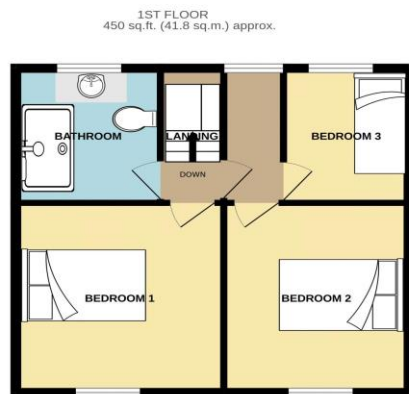
Garage with extra storage space. Double doors leading onto Pestors Lane.

**Outouse First Floor Room** 12' 8" x 12' 3" (3.86m x 3.73m)

With access from the rear garden, this is a good size room which could serve a number of uses subject to approved Building Consents. With windows to the side and rear, feature wooden beams and floors.







TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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.  
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