



9 St. Cleers Orchard  
Somerton, TA11 6QT

George James PROPERTIES  
EST. 2014

# 9 St. Cleers Orchard

Somerton, TA11 6QT

Guide Price - £278,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

9 St. Cleers Orchard is a smart semi-detached bungalow situated in a popular location with a level walk to Somerton and its amenities. The property offers three bedrooms, a sitting room, bathroom with shower over bath, and extended space to the rear with dining room into a kitchen, which leads into a large conservatory. Doors lead out into the beautiful rear garden with lawn, decking and patio space. There is plenty of parking to the front and a garage with electricity and lighting.

## Services

Mains water, gas, drainage and electricity all connected. Council tax band C.

## Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then became the county town of Somerset in the 13th/14th Centuries. The town offers a good level of amenities including a wide range of independent shops, churches, medical and dental surgeries, a bank, library and primary schools. There is an excellent choice of pubs, cafes and restaurants and a varied programme of social events. The Old Town Hall now houses the ACEArts Gallery and craft shop which presents a varied, stimulating programme of exhibitions and related events throughout the year. 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 town is also within easy reach of the A303 for access to London and the South West. The M5 can be joined at junction 25 (Taunton) or junction 23 (Bridgwater).

## Entrance Hall

Part glazed front door leads to the entrance hall giving access to all bedrooms, sitting room, dining room and bathroom, radiator.

## Sitting Room 15' 3" x 11' 3" (4.65m x 3.44m)

Window to front, radiator, feature fireplace with space for electric heater.

## Dining Room 11' 7" x 7' 9" (3.53m x 2.37m)

With hatch through to the sitting room, radiator, opening to kitchen.



**Kitchen** 12' 10" x 7' 5" (3.91m x 2.25m)

Window to rear, range of wall and base units with work surfaces over, one and a half stainless steel sink with drainer, gas hob with gas oven, modern gas boiler, door leading into conservatory.

**Conservatory** 12' 6" x 11' 11" (3.82m x 3.62m)

A large space with plenty of opportunity for multiple uses, radiator, double doors lead to the rear garden.

**Bedroom 1** 11' 11" x 8' 10" (3.62m x 2.69m)

Window to front, radiator.

**Bedroom 2**

Window to rear, radiator

**Bedroom 3** 8' 6" x 6' 0" (2.60m x 1.82m)

Window to side, radiator

**Bathroom** 7' 11" x 5' 0" (2.41m x 1.52m)

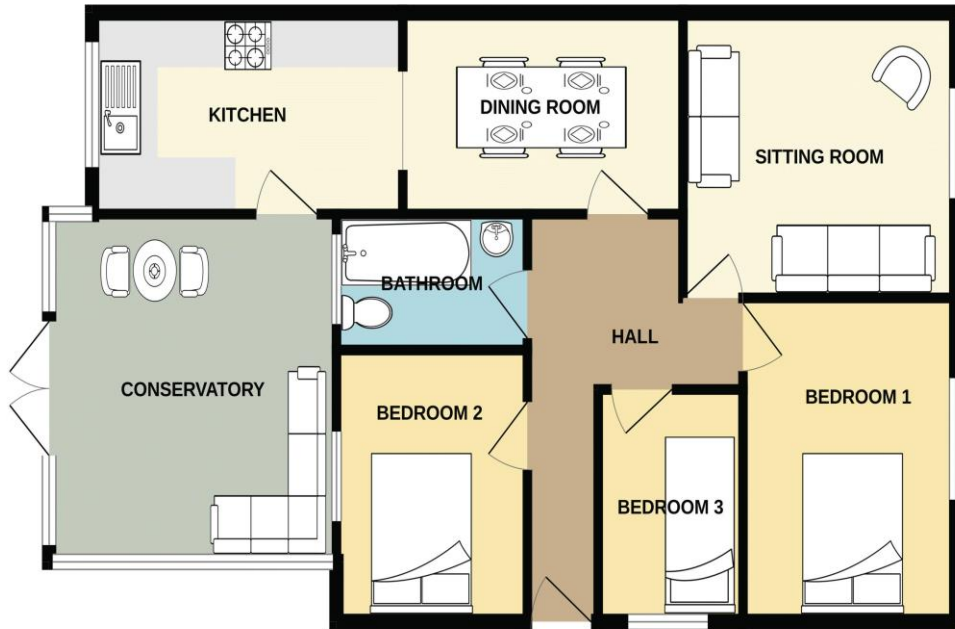
Window to rear, white panelled bath with shower over, low level WC, wash hand basin, extractor fan

**Outside**

To the front of the property is a driveway leading to the garage. There is an area of stone shingle for additional parking. There is also a car port. The rear garden is beautifully presented with an area of lawn, shed and a large decking area which is perfect for outdoor seating.



# 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	74	
(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			



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