



19 Cherry Close
Somerton, TA11 6FT

George James PROPERTIES
EST. 2014

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Guide Price - £310,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

19 Cherry Close is a beautifully presented, nearly new semi-detached home, built by Bloor Homes in 2022. The property is well designed and offers lounge, kitchen/diner and WC downstairs, and three bedrooms, an ensuite shower room, family bathroom with separate shower upstairs. There is plenty of off street parking and a beautifully landscaped, not overlooked rear garden. The property is offered in excellent condition and with no onward chain. With a very good EPC rating of B, It would make an ideal first time buy, investment or starter family home.

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 gas, electricity and drainage connected. Council tax band C and EPC B.

Entrance Hall

Modern front door leads to entrance hall, access to lounge.

Lounge 14' 10" x 12' 4" (4.53m x 3.75m)

Window to front, radiator, door into inner lobby.

Inner Lobby 4' 8" x 3' 6" (1.41m x 1.07m)

Storage cupboard understairs, door into WC.

WC 5' 10" x 3' 7" (1.79m x 1.08m)

Radiator, extractor fan, low level WC, wash hand basin.



Kitchen/Diner 15' 7" x 8' 11" (4.76m x 2.72m)

Window to rear, French doors to rear, radiator, space for washing machine, integrated fridge/freezer, integrated dishwasher, one and a half sink with drainer, cupboard housing Ideal combination boiler, Zanussi four ring gas hob, Zanussi oven.

First Floor Landing

Access to loft

Bedroom 1 12' 0" x 10' 2" (3.65m x 3.10m)

Window to front, radiator, built in double wardrobe.

En-suite 7' 2" x 5' 1" (2.18m x 1.55m)

Frosted window to front, radiator, low level WC, sink, walk in shower.

Bedroom 2 9' 10" x 8' 5" (2.99m x 2.56m)

Window to rear, radiator.

Bedroom 3 8' 11" x 6' 5" (2.73m x 1.96m)

Window to rear, radiator.

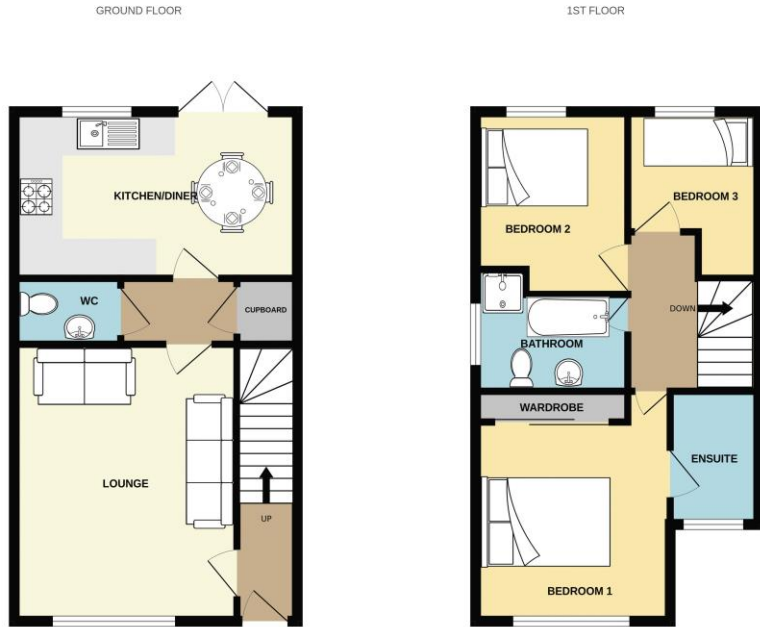
Family Bathroom 8' 4" x 6' 6" (2.55m x 1.99m)

Frosted window to side, chrome heated towel rail, low level WC, sink, bath with handheld shower over, separate shower enclosure with rainfall and handheld head.

Outside

To the front, a long driveway to the side of the property offers parking for several vehicles in tandem, a path leads to the front door. The rear garden is beautifully landscaped and is mainly laid to lawn with a patio. There is an outside tap and a side gate leading back to the front.





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 checked 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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