



19 Cherry Close  
Somerton, TA11 6FT

George James PROPERTIES  
EST. 2014

# 19 Cherry Close

Somerton, TA11 6FT

Guide Price - £299,950

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)

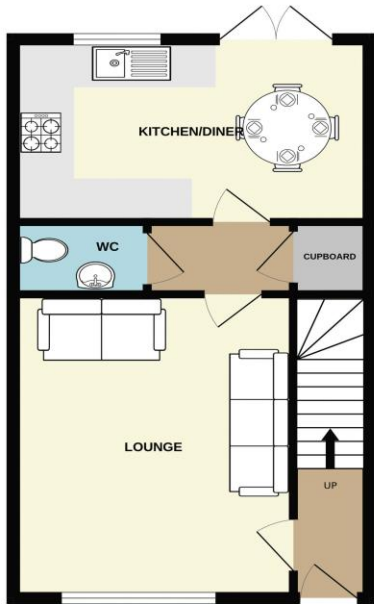
Frosted window to side, chrome heated towel rail, low level WC, sink, bath with handheld shower over, separate shower enclosure with rainfall and handheld head.

**Outside**

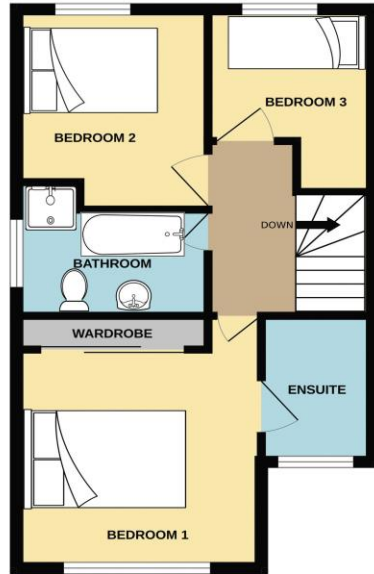
To the front, a long driveway to the side of the property offers parking for several vehicles in tandem, a path leads to the front door. The rear garden is beautifully landscaped and is mainly laid to lawn with a patio. There is an outside tap and a side gate leading back to the front.



GROUND FLOOR



1ST 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.  
Made with Metropix ©2024

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		



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.