



45 Highfield Way
Somerton, TA11 6SQ

George James PROPERTIES
EST. 2014

45 Highfield Way

Somerton, TA11 6SQ

Guide Price - £295,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

45 Highfield Way is a semi-detached bungalow that has been extended and re-configured to provide good size living accommodation. There is a fitted kitchen and large living room/dining room with doors opening to a superb garden room with fully insulated roof and heating. Also on the ground floor there is a double bedroom and shower room with two further first floor bedrooms, one with en-suite shower room. Outside there are gardens to the front and rear with a long driveway and carport leading to a single garage and workshop.

Services

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

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 and independent shops. 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 Old Town Hall now houses the ACEArts Gallery and craft shop who present 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 property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23.

Entrance Hall

Part glazed entrance door leads to the entrance hall with built in cloaks cupboard, airing cupboard and understairs storage cupboard.

Inner Hall/Study 8' 10" x 6' 7" (2.70m x 2.00m)

With window to the rear and stairs leading to the first floor.

Kitchen 11' 0" x 8' 10" (3.35m x 2.70m)

With window to the front and glazed door to the side. Range of base and wall mounted kitchen units with work surfaces over. One and a half bowl sink unit with mixer tap and wall unit housing modern gas



fired combination boiler. Built in eye level double oven, five ring gas hob with stainless steel extractor hood over. Space for washing machine, fridge freezer and slimline dishwasher.

Sitting Room 16' 11" x 10' 10" (5.16m x 3.31m)

With window to the front and radiator. Fireplace housing gas coal effect fire. Opening to the dining area.

Dining Room 12' 0" x 8' 9" (3.65m x 2.67m)

With radiator and patio doors opening to the garden room.

Garden Room 16' 0" x 10' 2" (4.87m x 3.09m)

This former conservatory has been rebuilt with new glazing and fully insulated roof with roof windows allowing this room to be usable all year round. With tiled floor, radiator and French doors to the garden.

Ground Floor Bedroom 11' 11" x 8' 8" (3.62m x 2.63m)

With window to the rear and radiator.

Shower Room

With window to the side and bathroom suite comprising low level WC, wash hand basin with vanity cupboard and shower cubicle with mains shower. Radiator.

First floor Landing

With window to the rear.

Bedroom 1 13' 5" x 11' 11" (4.09m x 3.64m)

With dormer window to the rear, radiator and range of mirror fronted storage cupboards.

En-Suite Shower Room

With low level WC, wash hand basin and shower cubicle with electric shower.

Bedroom 2 14' 2" x 8' 9" (4.31m x 2.66m)

With dormer window to the rear, radiator and range of built in cupboards.

Outside

To the front of the bungalow is a lawned garden with flower and shrub borders. A vehicular drive continues down the side of the property leading to the garage. The main proportion of the drive is covered by a carport. There is an outside water tap, light and pedestrian gate leading to the rear garden.

Garage 15' 11" x 9' 2" (4.86m x 2.80m)

With up and over garage door, power and light connected. To the rear of the garage a door leads to a former 'dark room' which can be used as a workshop or storage area. 2.40m x 1.40m.

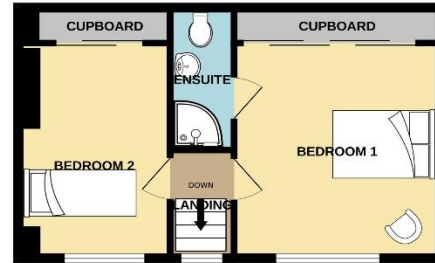
To the rear of the bungalow there is a patio area and lawned garden. A trellis fence forms a screen where beyond there is a vegetable garden, greenhouse and metal garden shed.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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