



1 Court House Close

Pesters Lane, Somerton, TA11 7EU

GeorgeJames PROPERTIES
EST. 2014

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Pesters Lane, Somerton, TA11 7EU

Guide Price - £465,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

This stylish three storey townhouse offers extremely spacious and luxury living. Situated on the edge of the town centre close to all amenities yet enjoying a pleasant rural outlook. Accommodation is quite versatile with a ground floor bedroom and en-suite currently used as an attractive garden room with bi-fold doors to the garden. On the first floor is a spacious triple aspect open plan kitchen, dining and lounge area. This stunning room has a lovely outlook to the south. On the second floor there is the principle bedroom and guest bedroom both with en-suite facilities. Parking is available in the double garage and there is a private enclosed garden to the rear.

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 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.

Services

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

Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Window to the rear, radiator and storage cupboard. Door to the garage.



Bedroom/Garden Room 14' 7" x 10' 9" (4.45m x 3.27m)

With bi-folding doors to the rear garden. Radiator.

En-suite Shower Room

With low level WC, wash hand basin and shower cubicle with mains shower. Ladder heated towel rail.

First Floor Landing

With window to the front, radiator and stairs to the second floor.

Utility Room

With space and plumbing for a washing machine. Single drainer sink unit.

Cloakroom

With window to the rear, low level WC and wash hand basin.

Sitting Room 19' 6" x 13' 9" (5.95m x 4.20m)

With two windows to the side and window to the rear. Radiators and opening to the kitchen/diner.

Kitchen/Dining Room 19' 6" x 15' 9" (5.95m x 4.80m)

With two windows to the side and window to the rear. Modern fitted kitchen with built in appliances including double oven, microwave, dishwasher and fridge freezer. Sink unit with mixer tap. Central island unit with five ring gas hob with extractor above.

Second Floor Landing

With window to the front, radiator and built in airing cupboard.

Bedroom 1 19' 6" x 13' 11" (5.95m x 4.24m)

With windows to the front and side. Radiator.

Dressing Room

With a range of fitted wardrobes.

En-Suite Bathroom

With low level WC, wash hand basin and panelled bath with shower attachment. Ladder heated towel rail.

Bedroom 2 19' 6" x 10' 0" (5.95m x 3.04m)

With windows to the front and side. Radiator.

En-Suite Shower Room

With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

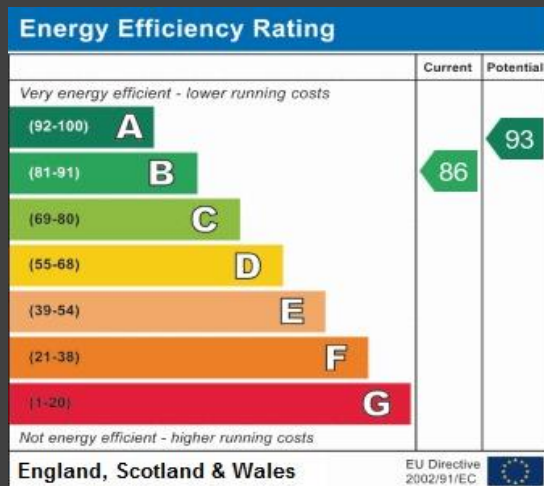
Double Garage 19' 6" x 19' 6" (5.95m x 5.95m)

With electric up and over garage door.

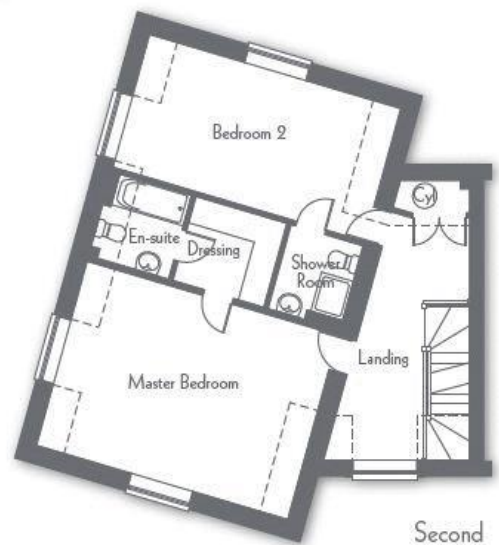
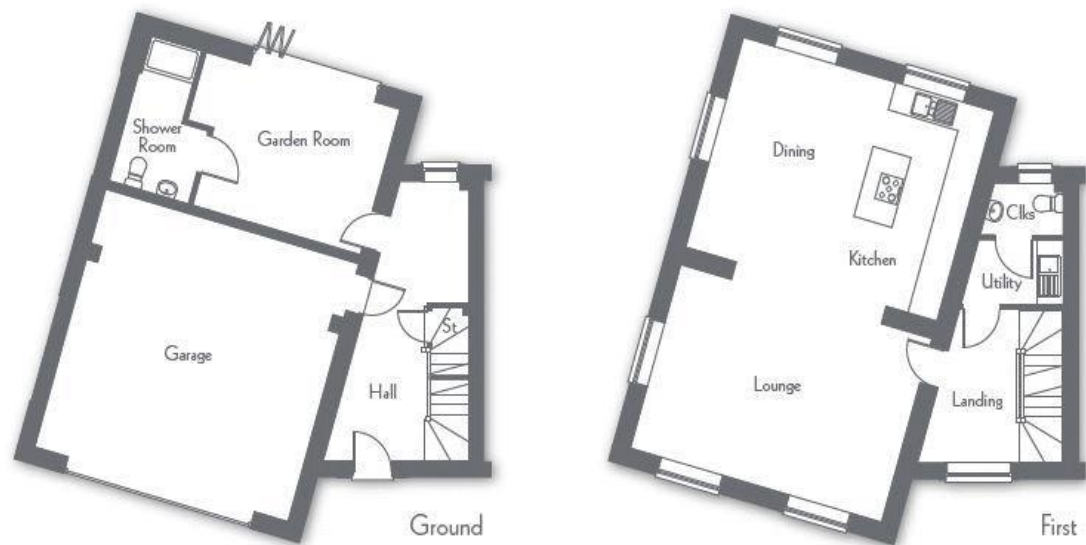
Outside

To the rear of the property there is an enclosed terraced garden area with patio area and raised gravelled seating area. Side pedestrian access gate.









1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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