



Flat 1A The Old Coop  
Bartletts Row, Somerton, TA11 6QW

George James PROPERTIES  
EST. 2014



# Flat 1A The Old Coop

Bartletts Row, Somerton, TA11 6QW

Guide Price - £99,950

Tenure – Leasehold

Local Authority – Somerset Council

## Summary

Located in the heart of Somerton is this top floor apartment with its own private entrance. Updating is required, and accommodation includes one bedroom, shower room and open plan kitchen/living space. Offered with no onward chain, this home would be ideal for those looking to benefit from being within close proximity to local shops and amenities.

## 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. The local area has some of the best schools in the country including Millfield, Wells Cathedral School, Downside, All Hallows and the Kings Bruton. A more comprehensive range of amenities can be found in Bath, Bristol, Street or the County town of Taunton to the west and 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 water, drainage, and electricity are all connected. Council tax band A. Night storage heaters. New 125 year lease, peppercorn rent £1 per year, maintenance fee tbc per year payable either monthly or quarterly including buildings insurance.

## Entrance Hall

Private entrance door, cupboard with lock, carpeted stairs to landing.

## Landing

Doors to sitting room, kitchen, bathroom and both bedrooms, hatch providing access to the loft space, overhead roof light window, radiator.

## Living Area 13' 9" x 8' 6" (4.18m x 2.59m)

Double glazed window to front, storage heater, storage cupboard, deep media recess with shelving.



**Kitchen** 7' 4" x 7' 1" (2.24m x 2.17m)

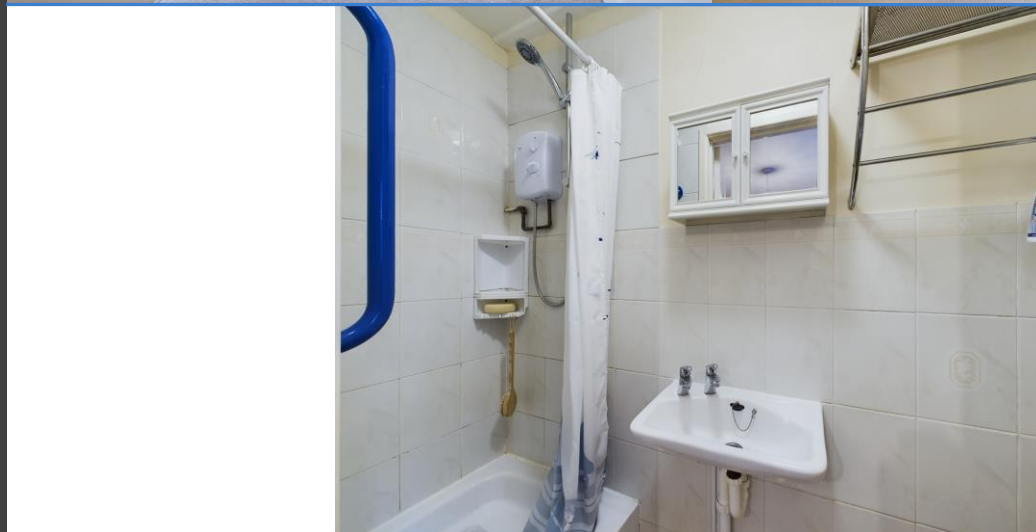
Width is maximum. Double glazed window to side, extractor fan, range of wooden cupboards with worktops, stainless steel sink with drainer, space for fridge freezer and under counter washing machine and tumble dryer.

**Bedroom** 12' 2" x 9' 1" (3.71m x 2.78m)

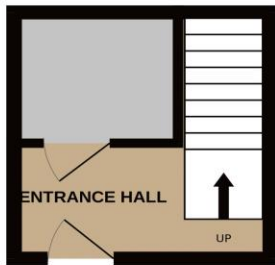
Measurements are maximum dimensions. Double glazed window to rear, storage heater.

**Shower Room**

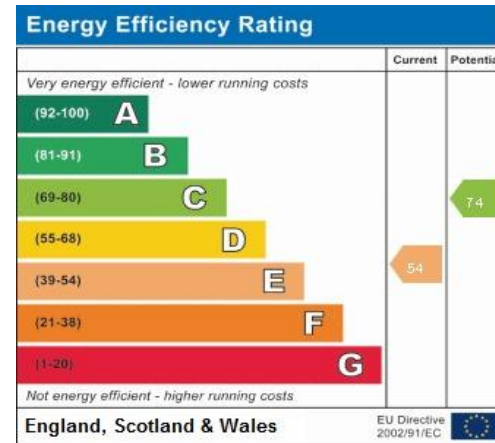
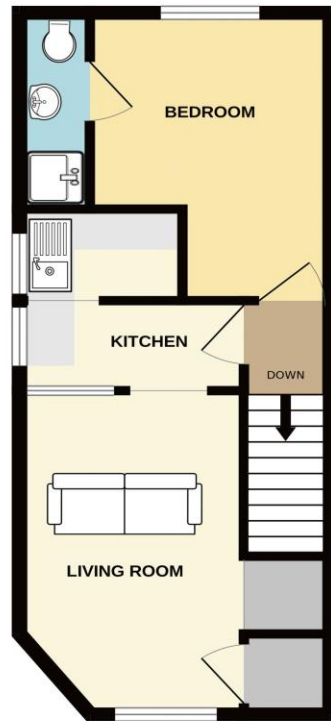
Extractor fan, low level WC, wash hand basin, shower cubical with modern Triton electric shower.



GROUND FLOOR



FIRST FLOOR



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