



13 Etsome Terrace
Somerton, TA11 6LD

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £250,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

13 Etsome Terrace comes to the market for the first time in 84 years, having been in the same family since it was built. The property is a complete blank canvas, making this a very exciting project for a buyer with a vision, although the double glazed windows, roof and front door have been replaced in recent years. Downstairs is a sitting room, kitchen with pantry and a lean-to, with two bedrooms and a bathroom upstairs. The selling point of this property is the exceptional rear garden which needs to be seen to be fully appreciated. The potential to extend and develop this house further (subject to pp) should put this house at the top of your viewing list. We expect early interest, so contact us to register your details and book a viewing.

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 electricity, water and drainage and gas are connected. Kitchen and sitting room have gas heaters (not tested), each bedroom has independent gas radiators (not tested). Council Tax Band B.



Entrance Hall

Frosted double glazed door into hallway, Stairs to first floor.

Sitting Room 15' 7" x 9' 3" (4.75m x 2.82m)

Windows to front and rear, fireplace with gas heater.

Kitchen 15' 7" x 8' 6" (4.75m x 2.58m)

Two frosted windows to side, window to front, stainless steel sink with drainer, four ring gas hob and oven, gas heater, pantry cupboard.

Lean-to 8' 2" x 4' 1" (2.48m x 1.24m)

Doors to rear garden, plumbing for washing machine, wash hand basin.

First Floor Landing

Window to rear, access to attic.

Bedroom 1 15' 7" x 9' 5" (4.74m x 2.86m)

Windows to front and rear, gas radiator, storage cupboard.

Bedroom 2 13' 3" x 9' 9" (4.05m x 2.97m)

Measurements are to the maximum. Window to front, gas radiator, storage cupboard.

Bathroom 7' 5" x 5' 6" (2.27m x 1.67m)

Frosted window to rear, low level WC, wash hand basin, bath.

Outside

The gardens are a real selling point. To the front is a lawn with pathway through the middle leading to the front door. The large rear garden has so much potential and is mainly laid to lawn, with patio, shed, flower beds, compost bins. This garden would make an excellent space for a young family to play in, as the property is situated within walking distance to the local Primary school.



GROUND FLOOR



FIRST 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.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



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