



89 St Cleers Orchard
Somerton, TA11 6QX

GeorgeJames PROPERTIES
EST. 2014

89 St Cleers Orchard

Somerton, TA11 6QX

Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A detached bungalow situated at the head of a cul-de-sac. Accommodation comprises entrance hall, shower room, sitting room with open fireplace, three bedrooms, kitchen and utility room/rear hall. Outside there are enclosed gardens to the front and rear with two garden sheds and greenhouse. A gated driveway with off road parking leads to a detached single garage.

Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators from an external boiler.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then became the county town of Somerset in the 13th/14th Centuries. The town offers a good level of amenities including a wide range of independent shops, churches, medical and dental surgeries, a bank, library and primary schools. There is an excellent choice of pubs, cafes and restaurants and a varied programme of social events. The Old Town Hall now houses the ACEArts Gallery and craft shop which presents 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 town is also within easy reach of the A303 for access to London and the South West. The M5 can be joined at junction 25 (Taunton) or junction 23 (Bridgwater).

Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator and access to the loft space.

Sitting Room 15' 3" x 11' 0" (4.66m x 3.35m)

With window to the front, radiator and open fireplace.

Kitchen 11' 5" x 7' 7" (3.47m x 2.32m)

With window and door to the utility room. Range of base and wall mounted kitchen units, single drainer sink unit with mixer tap. Space for washing machine, tumble dryer, fridge and cooker. Radiator.



Utility Room/Rear Entrance 7' 1" x 6' 8" (2.17m x 2.04m)
 With windows to the rear and side. Radiator.

Bedroom 1 11' 10" x 8' 9" (3.60m x 2.67m)
 With window to the front and radiator. Built in cupboard.

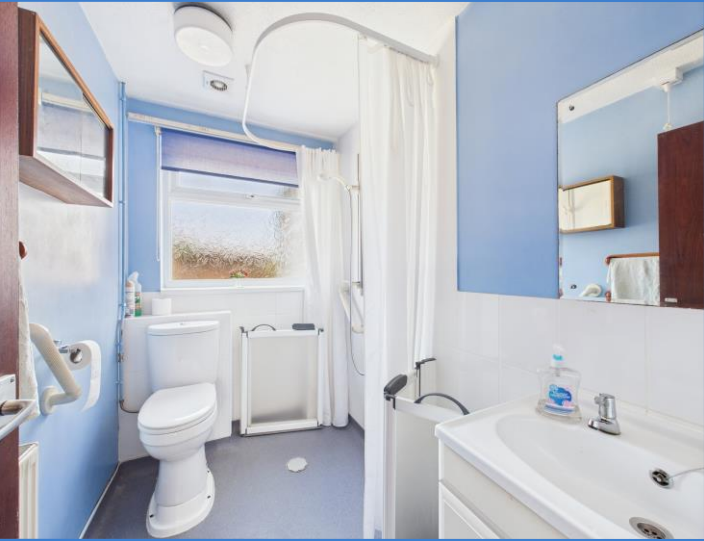
Bedroom 2 9' 10" x 8' 0" (3.00m x 2.43m)
 With window to the rear and radiator.

Bedroom 3 8' 4" x 5' 11" (2.55m x 1.81m)
 With window to the side and radiator.

Shower Room/Wet Room 8' 1" x 4' 11" (2.46m x 1.50m)
 With window to the rear, low level WC, wash hand basin with vanity cupboard under. Open wet room area with electric shower. Radiator.

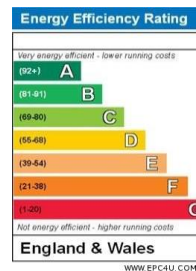
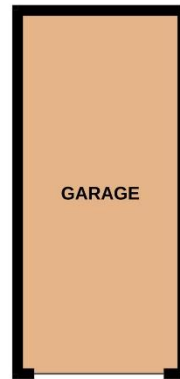
Outside
 The front of the property is approached from a footpath with pedestrian gate and path leading to the front door. The front garden is enclosed by a high wall and is laid to lawn with gravelled borders. A path continues to the side of the bungalow with gate leading to the rear garden where there are two timber garden sheds and greenhouse. The rear garden is laid to lawn with gravelled borders. Vehicular gates lead to the driveway where there is off road parking space for two vehicles.

Garage 19' 9" x 9' 0" (6.01m x 2.74m)
 With up and over garage door, power and light connected.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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