



11 Behind Berry  
Somerton, TA11 7PD

GeorgeJames PROPERTIES  
EST. 2014



# 11 Behind Berry

Somerton, TA11 7PD

Guide Price - £715,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Opportunities to purchase a property of this size and stature in this location don't come along often, so a viewing is highly recommended to fully appreciate the space this family home offers. On the ground floor is a cloakroom, front to rear dining/sitting room, study, living room, kitchen, utility room and a fantastic 23'7ft games room, complete with full sized snooker table. On the first floor are five double bedrooms and a family bathroom, with the master bedroom benefitting from a recently refitted and simply stunning ensuite bath and shower room. There is ample parking, car port and garage accessible from the front, with a beautifully landscaped, part walled, south facing rear garden complete with pond and outbuilding 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 gas, electricity, water and drainage connected. Council Tax Band G.

## Entrance Hall

Radiator, stairs rise to first floor.





**Cloakroom** 5' 7" x 2' 6" (1.69m x 0.75m)

Frosted window to front, low level WC, corner wash hand basin.

**Dining/Family Room** 22' 0" x 12' 11" (6.70m x 3.93m)

Bay window to front, sliding doors to rear, oak framed door into study. 2x radiator, inset gas fire and surround.

**Study** 11' 11" x 9' 9" (3.63m x 2.96m)

Oak framed door to dining/family room, radiator, open archway into living room.

**Living Room** 17' 11" x 14' 10" (5.45m x 4.53m)

Double doors with glass windows to garden, 2x radiator, inset gas fire with feature beams surround, wiring for surround sound system.

**Kitchen** 11' 9" x 10' 2" (3.59m x 3.11m)

Large window to front, radiator, serving hatch, spotlighting, sink with drainer, Rangemaster cooker with four ring gas hob, extractor fan over.

**Breakfast Area** 9' 9" x 7' 1" (2.97m x 2.17m)

Space for large fridge freezer, breakfast bar.

**Utility Room** 17' 11" x 6' 11" (5.45m x 2.12m)

Window to side, side personal door to car port, 2x radiator, stainless steel one and a half sink with drainer, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, storage cupboards, rails to hang clothing.

**Games Room** 23' 7" x 17' 10" (7.19m x 5.43m)

Window to rear and large full length window looking onto rear garden, side personal door to garden, 3x radiators, hard wearing flooring, full sized snooker table with professional overhead lighting. This room offers a variety of uses, including the possibility of converting into a large workshop/garage, or an open plan kitchen/entertaining space.

**First Floor Landing**

Window to front, radiator, access to attic, airing/storage cupboard.

**Bedroom One** 15' 2" x 11' 1" (4.62m x 3.38m)

Window to rear, radiator, substantial built in wardrobes, some with shelving.

**Ensuite**

Frosted window to side, radiator, additional traditional column radiator. Stunningly renovated room to include corner shower enclosure, beautiful luxury oval bath with freestanding shower, oval sink basin, additional regular wash hand basin, close coupled WC, extractor fan.

**Bedroom Two** 12' 11" x 12' 11" (3.93m x 3.93m)

Window to rear, radiator, wash hand basin with storage, built in wardrobes, exposed wooden flooring.





**Bedroom Three** 14' 3" x 8' 11" (4.35m x 2.71m)

Window to rear, radiator, access to storage/airing cupboard, access to attic.

**Bedroom Four** 13' 0" x 8' 10" (3.96m x 2.68m)

Window to front, radiator, built in wardrobes.

**Bedroom Five** 10' 3" x 8' 8" (3.13m x 2.64m)

Window to front, radiator, built in wardrobe.

**WC**

Frosted window to side, low level WC.

**Bathroom** 9' 9" x 4' 11" (2.97m x 1.50m)

Extractor fan, radiator, corner shower, bath, wash hand basin.

**Outside**

To the front of the property is a large driveway leading to garage, set well back from the road with ample parking for a number of vehicles, including a motorhome/caravan. Car port for further parking with electricity points. Large lawn with mature bushes which could be turned into further parking if required. Outside tap, additional electricity sockets by up and over garage door. The private rear garden has been lovingly maintained and landscaped by the current sellers. Part walled and south facing with views of the church, the garden has been turned into a tranquil space with resin pathways and seating areas, a large lawn, mature trees and shrubs, shed, greenhouse, vegetable garden. There is a fish pond with under-gravel filtration system and feature decorative bridge. There is a store with electricity and lighting, and windows to rear and side.

**Garage**

Lighting and power, up and over door.



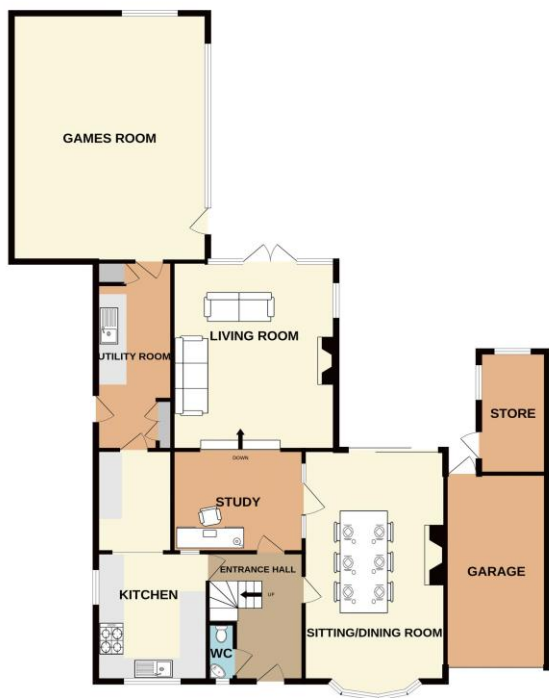




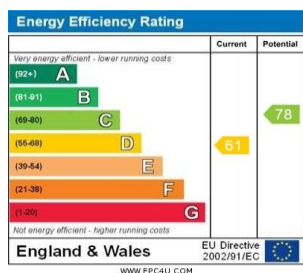


GROUND FLOOR

1ST 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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