



Southleigh

Langport Road, Somerton, TA11 6RT

GeorgeJames PROPERTIES

EST. 2014

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Guide Price - £395,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An attractive stone built house situated close to the centre of Somerton. Southleigh has been refurbished in recent years and offers comfortable and spacious family accommodation. The property is beautifully presented throughout with accommodation including a 27ft sitting room, a superb kitchen/family room and a useful studio/office. To the first floor there are four good sized bedrooms and a family bathroom. Outside there are enclosed gardens to the rear with vehicular gates giving access to a driveway and off road parking.

Amenities

Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. 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 both central London and the South West, the M5 can be joined at junction 23.

Services

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

Entrance Hall

Entrance door leads to the entrance hall with wood effect floor, window to side and electric radiator. Door to studio and door to:-

Sitting Room 27' 4" x 14' 1" (8.32m x 4.28m)

With three windows to the front, two radiators and half wall panelling. Two wall light points and stairs leading to the first floor. Fireplace with slate hearth and decorative beam over. (The fireplace could house a wood burning stove) There are shelved recesses to either side of the fireplace and built in cupboard. Door leading to:-

Kitchen/Dining Room 28' 1" x 10' 6" (8.55m x 3.19m)

With window to side and two windows to rear. Part glazed door leads to the conservatory. The dining room area has inset ceiling spot light, radiator and wood effect flooring, opening to the kitchen. The kitchen is a modern shaker style fitted with inset ceiling spot lights, comprising base and wall units with work surfaces over and breakfast bar. Fitted appliances include washer/dryer, Bosch double oven, Lamona electric four ring hob, dishwasher and fridge freezer. Single drainer sink unit with mixer tap and instant boiling water tap.



WC

With radiator, low level WC and wash hand basin with window to side.

Conservatory 15' 1" x 6' 3" (4.60m x 1.91m)

Wood and block construction with quarry tiled floor, radiator and door to garden.

Inner Lobby 7' 9" x 4' 5" (2.36m x 1.35m)

From the entrance hall door leads to an inner lobby area useful for storage of coats and shoes etc. Door leads to:-

Studio/office 11' 1" x 7' 4" (3.39m x 2.24m)

The full length of this room is 7.46m (24'6") opening to the dimensions shown above. With two large velux windows and further window to the rear with stable door to rear garden. Radiator. This room is an ideal studio room or office with excellent natural light, it would also suit as a playroom or hobbies area.

Landing

With access to attic with ladder, light and power. Doors to:-

Bedroom 1 17' 1" x 10' 10" (5.20m x 3.31m)

With radiator, window to rear and side.

Bedroom 2 14' 0" x 10' 0" (4.26m x 3.06m)

With window to front and radiator.

Bedroom 3 14' 0" x 8' 10" (4.26m x 2.70m)

With window to front and radiator.

Bedroom 4 7' 7" x 7' 6" (2.32m x 2.29m)

With window to front and radiator.

Bathroom

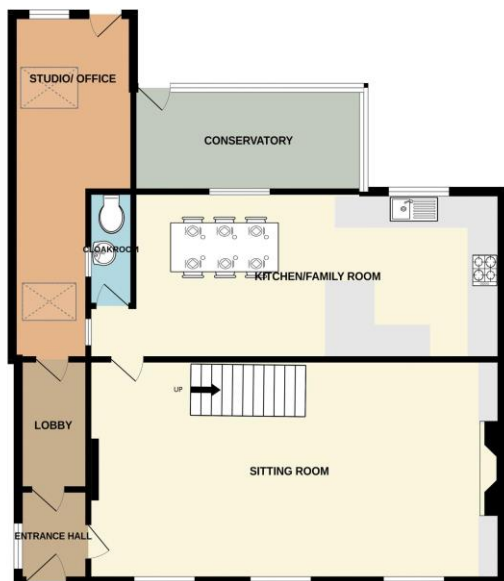
With two windows to rear, modern bathroom suite comprising low level WC, wash hand basin and panelled bath shower attachment and mains shower over. Radiator towel rail and built in airing cupboard with shelving housing modern combination boiler providing hot water and central heating.

Outside

To the front of the property there is a low level stone boundary wall and gate with path leading to the front door. The rear of the property can be approached from Behind Berry where there are timber vehicular gates leading to the driveway and parking area. The rear garden is lawned with some raised natural stone flower and shrub beds, with recently installed decking seating area. There is an external power point and tap.



GROUND FLOOR

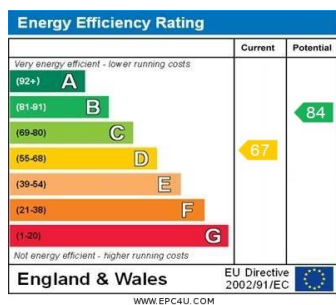


1ST FLOOR



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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