



6 Cherry Close
Somerton, TA11 6FT

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6FT

Guide Price - £249,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

This is an immaculate home, perfect for first time buyers, downsizers or those looking for a comfortable, easy to maintain 'lock up and leave' property in a delightful location. On the ground floor is an entrance hall, living room, kitchen/diner with separate utility space and a cloakroom with WC. There are two double bedrooms and a stunning, upgraded bathroom on the first floor. The low maintenance gardens have been landscaped to include seating space, with two adjacent parking spaces directly outside the front of the house. The property is located in a modern development with an open aspect to the front with views over the park.

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. 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, electricity and drainage connected. Council Tax Band B. There is an annual maintenance charge for the estate of £400 payable to Trinity.

Entrance Hall

Radiator, stairs rise to first floor.

Living Room 13' 8" x 10' 5" (4.16m x 3.17m)

Window to front, radiator, understairs cupboard, door into kitchen/diner.

Kitchen/Diner 10' 1" x 9' 10" (3.08m x 2.99m)

Double doors to garden, radiator, range of matching wall and base units, one and a half sink with drainer, integrated fridge/freezer, Zanussi electric fan oven, Bosch gas hob with Zanussi extractor fan over.



Utility Space 5' 8" x 3' 5" (1.72m x 1.04m)

Cupboard housing Logic gas combination boiler, integrated washer/dryer.

Cloakroom/WC 5' 0" x 3' 5" (1.53m x 1.05m)

Radiator, close coupled WC, wash hand basin, extractor fan.

First Floor Hallway

Access to attic space (part boarded with light).

Bedroom One 13' 10" x 10' 2" (4.22m x 3.09m)

2x windows to front, radiator, space for drawers/wardrobe/dressing table, cupboard over stairs.

Bedroom Two 13' 9" x 9' 3" (4.20m x 2.82m)

Window to rear, radiator, space for wardrobes

Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)

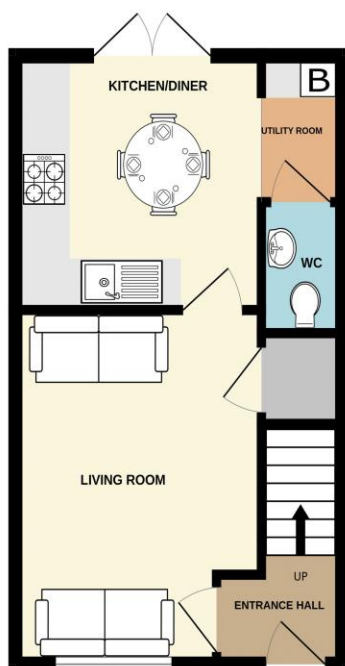
Extractor fan, white heated towel rail, close coupled WC, wash hand basin with vanity storage, bath with shower over.

Outside

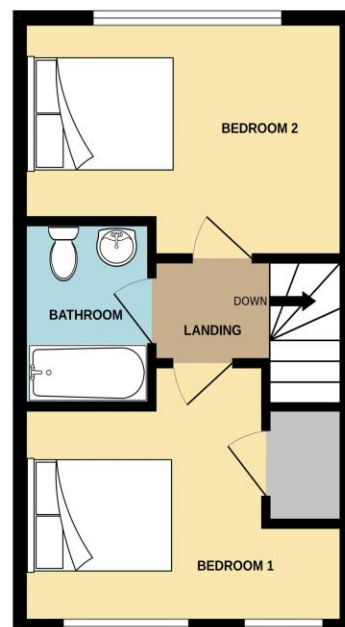
To the front of the property are two adjacent parking spaces, with a patio pathway leading to the front door. Low lying hedge, bushes and plants decorate the front of the house. The rear garden has been beautifully landscaped to create an ideal, low maintenance space. The garden is mainly laid to patio with stone shingle, mature plants and shrubs, flower beds, an external tap, seating space, storage shed, and a rear gate leading round to the front of the property.



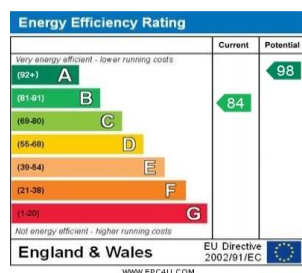
GROUND FLOOR



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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