



15 Pippin Road
Somerton, TA11 6AX

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £346,500

Tenure – Freehold

Local Authority – Somerset Council

Summary

This is a perfect opportunity to purchase a much improved three bedroom detached home in a popular Somerton location. Our sellers have recently had the property professionally decorated, with brand new carpets throughout, as well as new turf and borders in the garden, meaning a purchaser can simply move in and unpack, removing the stress of having to decorate the property themselves. On the ground floor is a spacious entrance hall, WC/cloakroom, large, bright dual aspect living room, kitchen/diner and separate utility room. On the first floor are three bedrooms, the master with a shower ensuite, and a family bathroom. Both bathrooms have been fitted with modern storage units and radiators. As mentioned, the mostly walled rear garden has been substantially improved, and there is parking for up to two cars and a garage close to the property. The property benefits from having no onward chain.

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, drainage and electricity connected. Council Tax Band D.

Entrance Hall

A spacious entrance hall with doors off to living room, WC and kitchen/diner. Stairs rise to first floor, radiator.

Living Room 18' 1" x 10' 10" (5.50m x 3.31m)

A light and bright room with windows to front and side, radiator, media points in wall, understairs storage cupboard.

WC 5' 10" x 4' 9" (1.77m x 1.44m)

Extractor fan, radiator, close coupled WC, wash hand basin.



Kitchen/Diner 18' 1" x 10' 4" (5.50m x 3.15m)

With windows to front and side, and double doors leading to rear garden, long radiator, range of matching base and wall units, breakfast bar, integrated dishwasher, integrated fridge freezer, electric fan oven and gas hob with extractor fan over, one and a half stainless steel sink with drainer.

Utility Room 6' 6" x 5' 4" (1.97m x 1.63m)

Personal door to garden, radiator, extractor fan, stainless steel sink with drainer, Potterton combination boiler, integrated washing machine.

First Floor Landing

Window to rear, storage cupboard, access to attic.

Bedroom One 18' 1" x 9' 6" (5.50m x 2.90m)

Dual aspect windows to front and side, 2x radiators, plug sockets with USB charging sockets, TV point, dressing area with window to rear.

Ensuite 6' 10" x 4' 6" (2.08m x 1.37m)

Frosted window to rear, modern heated towel rail, low level WC, sink, shower enclosure with mains shower, modern bathroom cabinet, shaving points.

Bedroom Two 11' 10" x 10' 5" (3.60m x 3.18m)

Windows to front and side, radiator, space for wardrobe.

Bedroom Three 11' 11" x 7' 4" (3.62m x 2.23m)

Window to rear, radiator.

Bathroom

Frosted window to front, modern radiator, low level WC, wash hand basin, bathroom cupboard, bath with shower over.

Outside 8' 4" x 5' 7" (2.53m x 1.70m)

To the front of the property is a low lying hedge border, pretty trees, shrubs and plants. There is parking for up to two cars with a garage nearby. The rear garden has recently been landscaped with new turf, stone and bark borders. It is mainly laid to lawn with a large, attractive curved wall around the perimeter. There is a tap, gate to the parking, further gate to the side of the house.



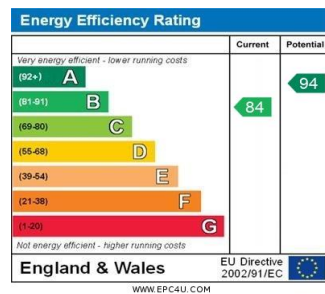
GROUND FLOOR



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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