



32 Bramley Road  
Somerton, TA11 6AW

GeorgeJames PROPERTIES  
EST. 2014



# 32 Branley Road

Somerton, TA11 6AW

Guide Price - Offers in Excess of £400,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

32 Bramley Road is a modern detached house built in 2018 by Bovis Homes, the current owners have since added solar panels with battery. The accommodation is arranged over two floors and comprises double aspect sitting room, study, large kitchen/diner and utility/cloakroom on the ground floor. There are four double bedrooms, en-suite and bathroom upstairs. Outside, the property has private walled gardens, driveway and single garage.

## 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 with quaint cafes. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants and churches within the town. The property is well positioned for the local primary school and close to the secondary school bus pick up point. Somerton is also served by the Slinky Bus service offering a transport system on demand. 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 water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. The property has solar panels (Photovoltaic - PV) recently fitted in 2019 and providing great savings on the energy costs, the panels work in conjunction with battery storage.

## Entrance Hall

With radiator, stairs to first floor and understairs storage cupboard.

**Study** 8' 3" x 6' 8" (2.52m x 2.02m)

With window to front and radiator.





### Utility/Cloakroom

With frosted window to side, low level WC, pedestal wash hand basin, radiator, extractor fan, range of wall and base units with work surface and space for washing machine.

### Sitting Room 14' 9" x 11' 8" (4.5m x 3.55m)

With bay window to front and window to side, radiator and glass double doors to:-

### Kitchen/Diner 25' 3" x 10' 4" (7.7m x 3.15m)

With windows to rear and patio doors to rear garden, two radiators, range of wall and base units with inset one and a half stainless steel sink/drainage unit and mixer tap, built in appliances comprising eye level double oven, fridge/freezer and dishwasher, built in five ring gas hob with extractor canopy over.

### First Floor Landing

With access to roof space and airing cupboard with slatted shelving.

### Bedroom One 13' 10" x 11' 8" (4.22m x 3.55m)

With bay window to front, built in double wardrobe and radiator.

### En-suite

With low level WC, pedestal wash hand basin, chrome heated towel rail, shower cubicle with mains shower, part tiled walls, extractor fan and shaver point.

### Bedroom Two 14' 6" x 9' 3" (4.41m x 2.82m)

With window to rear and radiator. Built-in wardrobe with shelving.

### Bedroom Three 11' 0" x 10' 0" (3.36m x 3.05m)

With window to front and radiator.

### Bedroom Four 10' 6" x 8' 2" (3.21m x 2.49m)

With window to rear and radiator.

### Bathroom

With frosted window to side, panelled bath with shower over and glass screen, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, extractor fan.

### Outside

To the front of the house there is a low wall with path leading to the front entrance door. To the rear of the house a driveway with off road parking for two cars and leads to the single garage. A gate from the drive leads to the rear garden with path to the patio area, flower and shrub borders and lawned garden. The rear garden is part walled and offers a good degree of privacy.

### Garage 17' 11" x 8' 10" (5.46m x 2.69m)

With up and over garage door, power and light connected.

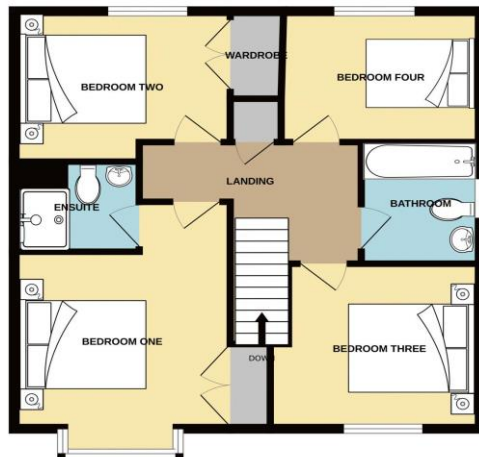




GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.

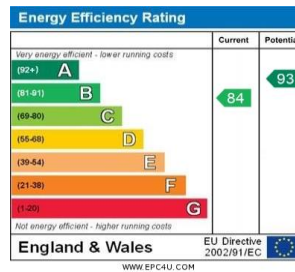


1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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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