



56 Pearmain Road
Somerton, TA11 6AY

GeorgeJames PROPERTIES
EST. 2014

56 Pearmain Road

Somerton, TA11 6AY

Guide Price - £415,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Pearmain Road is a popular estate constructed by Bovis Homes in 2018 so benefits from the remainder of a 10 year NHBC warranty certificate. Number 56 has been decorated to a very high level and is presented in immaculate condition, ready for a buyer to move in and unpack. On the ground floor is a welcoming entrance hall, study, WC, stylish kitchen and beautifully presented living/dining room with feature panelled wall and recently erected media wall, complete with electric fireplace, speaker system and 58" TV, all of which will remain with the property on completion. The property is a favoured design, as all four bedrooms are doubles, with the master having a shower ensuite. There is a family bathroom completing the accommodation upstairs. There is a low maintenance rear garden with artificial grass and patio, and the garage is currently sub-divided to create a further home office, with LED spotlighting and electric heaters. There is still storage at the front of the 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 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 water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band E. There is an annual maintenance fee payable to Gateway Maintenance of between £200-£250.

Entrance Hall

Stairs rise to first floor.



Study

With window to front, radiator.

WC

With extractor fan, radiator, close coupled WC, wash hand basin.

Living/Dining Room 23' 3" x 14' 4" (7.09m x 4.37m)

With window and French double doors to rear, 2x radiators, impressive media wall with modern electric fireplace, speaker and 58" TV, all to remain with the property on completion. Plenty of space for dining table and a door leads to kitchen.

Kitchen/Breakfast Room 13' 3" x 9' 6" (4.04m x 2.90m)

With window to front, range of matching wall and base units, one and a half stainless steel sink with drainer, integrated fridge freezer, dishwasher, washer/dryer, cupboard housing modern gas boiler, under-stairs storage cupboard.

First Floor Hallway

Access to attic, storage cupboard.

Bedroom One 11' 2" x 10' 2" (3.40m x 3.09m)

With window to rear, radiator, built in wardrobes.

Ensuite

With extractor fan, white heated towel rail, double length shower, close coupled WC, wash hand basin.

Bedroom 2 13' 5" x 12' 10" (4.10m x 3.91m)

With two windows to front, radiator, space for wardrobe.

Bedroom Three 12' 10" x 9' 7" (3.90m x 2.91m)

With window to rear, radiator.

Bedroom Four 9' 9" x 8' 10" (2.96m x 2.70m)

With window to front, radiator.

Bathroom

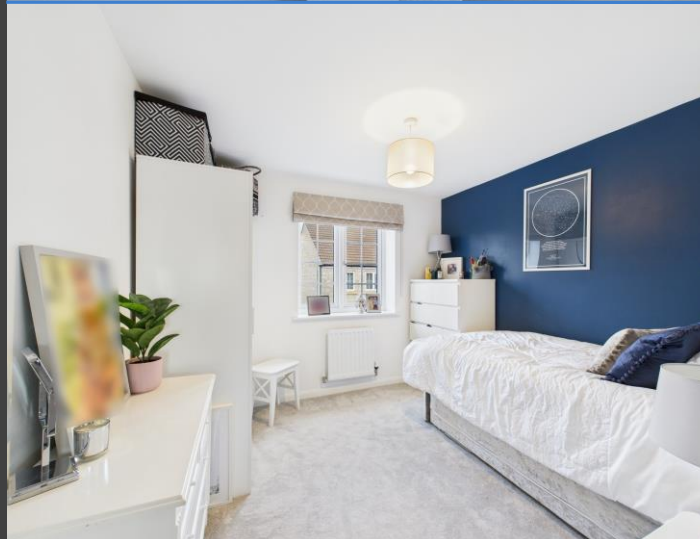
With frosted window to side, radiator, close coupled WC, wash hand basin, bath with shower over.

Outside

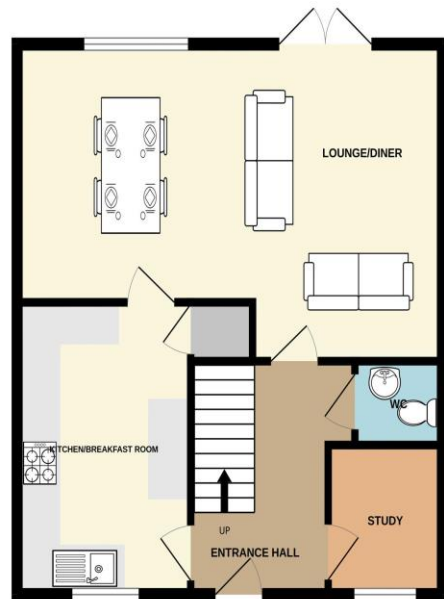
To the front of the property is a low maintenance border with hanging baskets flanking the front door. A driveway with ample parking leads to the single garage with up and over door. The rear garden has been designed with easy maintenance in mind. Mainly laid to artificial grass, there is electric power points, a patio and a side personal door in to the garage.

Garage

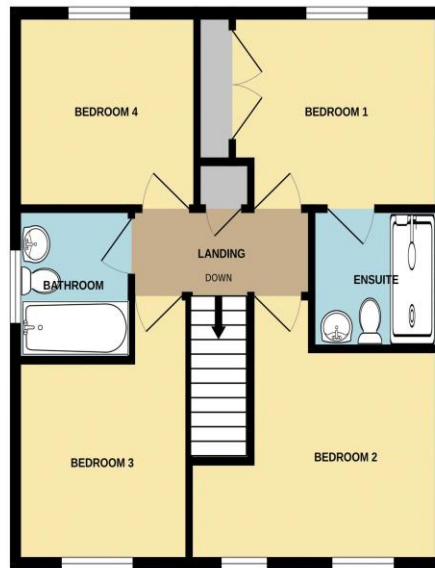
The garage is currently subdivided using stud walling to create another lovely home office. There are LED downlights and a modern plug in electric heater. There is storage space to the front of the garage, accessed via an up and over door.



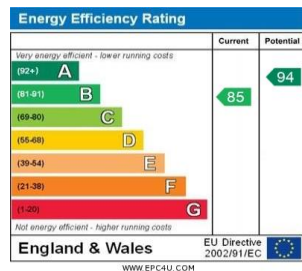
GROUND FLOOR



FIRST 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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