



44 Foxglove Road  
Somerton, TA11 6DU

George James PROPERTIES  
EST. 2014



# 44 Foxglove Road

Somerton, TA11 6DU

Guide Price - £260,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

44 Foxglove Road is a very well presented modern end of terrace house built by David Wilson Homes in 2020 and retaining the remainder of the 10 year build warranty. The house occupies a peaceful position on the edge of this popular estate with an open aspect to the front and some rural views. There are part walled enclosed west facing gardens along with off road parking for two cars.

## Services

Mains water, drainage, gas and electricity are all connected, gas fired central heating to radiators. Council tax band B.

## Agents Note

All the main pieces of furniture in the property are available.

## 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. The Old Town Hall now houses the ACEArts Gallery and craft shop. 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.

## Entrance Hall

Entrance door leads to the entrance hall with radiator and staircase leading to the first floor.

## WC

With window to the side, low level WC and wash hand basin. Radiator.





**Kitchen** 10' 0" x 5' 11" (3.06m x 1.80m)

With window to the front. Range of base and wall mounted kitchen units with work surfaces over. Single drainer sink unit with mixer tap. Electric oven with four ring gas hob, glass splash back and stainless steel extractor hood. Built in appliances including fridge freezer, dishwasher and washing machine. Cupboard housing gas boiler.

**Sitting Room** 13' 1" x 13' 11" (4.00m x 4.24m)

With windows and French doors to the garden. Two radiators and built in storage cupboard.

**Landing**

With access hatch to the loft space.

**Bedroom 1** 12' 11" x 9' 7" (3.94m x 2.92m)

With two windows to the front with open views. Radiator and built in storage cupboard.

**Bedroom 2** 12' 10" x 8' 6" (3.90m x 2.60m)

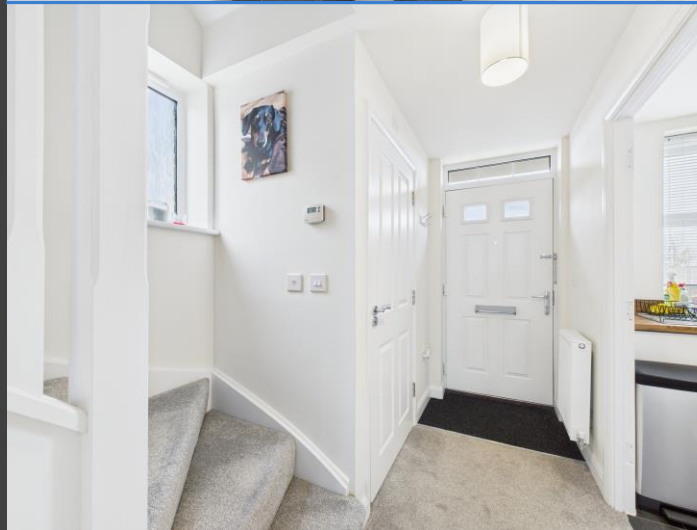
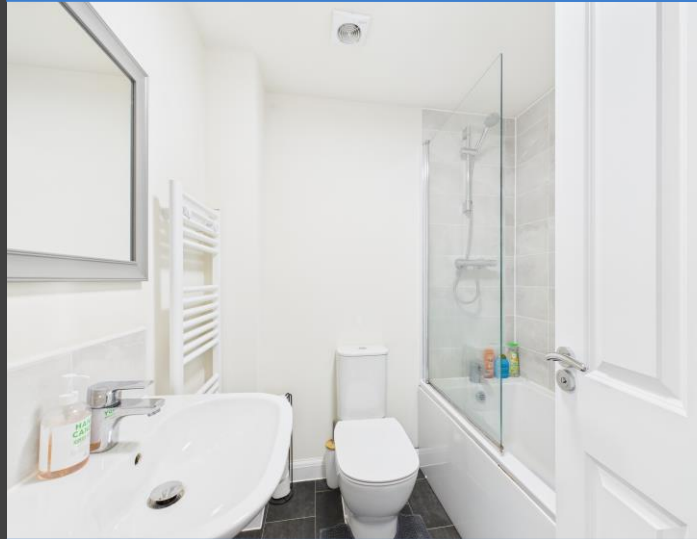
With two windows to the rear and radiator.

**Bathroom**

With bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over and screen. Heated ladder towel rail.

**Outside**

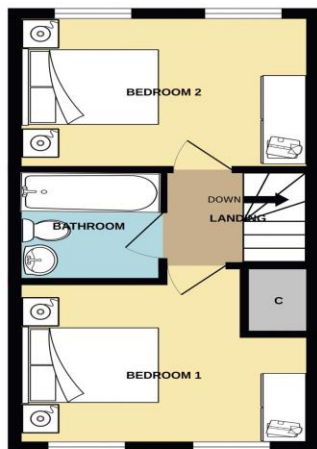
To the front of the house the garden has been landscaped with slate chippings for easy maintenance. There are two parking spaces to the side of the house with gate leading to the rear garden. The garden is part walled with patio area, water tap and artificial lawn.



GROUND FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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