



Garden Cottage

Gassons Lane, Somerton, TA11 6HS

GeorgeJames PROPERTIES
EST. 2014

Garden Cottage

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Guide Price - £395,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Garden Cottage is an attractive detached period property constructed of Blue Lias natural stone elevations under a pitched tiled roof with water tabling. The cottage offers accommodation comprising large entrance hall/garden room, dining room, sitting room and kitchen. There is a ground floor bathroom, bedroom and en-suite shower room. To the first floor there are a further three bedrooms. Outside vehicular gates lead to a driveway and parking with single detached garage, there are good size lawned gardens to the front and side leading to an enclosed vegetable garden with timber shed.

Situation and Amenities

Situated towards the western outskirts of Somerton. 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 water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band E.

Entrance Hall/Garden Room 8' 2" x 6' 5" (2.50m x 1.95m)

With windows to the front and side, radiator and two wall light points.

Dining Room 15' 5" x 11' 4" (4.69m x 3.46m)

With window to the front with window seat. Stairs to the first floor and under stairs storage cupboard. Stone fire place with gas fire and radiator.

Sitting Room 18' 9" x 11' 3" (5.72m x 3.43m)

With three windows to the front, two with window seats. Stone fire place housing gas cast iron stove. Two radiators.



Kitchen 11' 1" x 7' 4" (3.39m x 2.24m)

With window to the side. Range of pine base and wall mounted units with work surfaces over. Built in NEFF electric oven, four ring gas hob and wall mounted grill over. Single drainer sink unit with mixer tap, built in fridge freezer and wall mounted gas boiler providing hot water and central heating.

Bathroom

With window to the front and side. Low level WC, pedestal wash hand basin and panelled bath. Radiator.

Ground Floor Bedroom 4/ Study 11' 6" x 9' 6" (3.51m x 2.89m)

With window to the front, radiator and built in wardrobe. Fitted desk.

En Suite Shower Room

With window to the side, low level WC, wash hand basin and shower cubicle with electric shower. Radiator.

Landing

With window to the rear.

Bedroom 1 11' 4" x 9' 11" (3.46m x 3.03m)

With window to the front, radiator and range of built in wardrobes.

Bedroom 2 11' 7" x 8' 8" (3.54m x 2.65m)

With window to the front, built in wardrobe and radiator.

Bedroom 3 11' 6" x 7' 7" (3.51m x 2.32m)

With window to the front, radiator and built in airing cupboard housing the hot water cylinder and shelving.

Outside

From the lane a pedestrian gate and path leads to the front entrance door. Vehicular gates lead to a driveway and parking area with access to the garage.

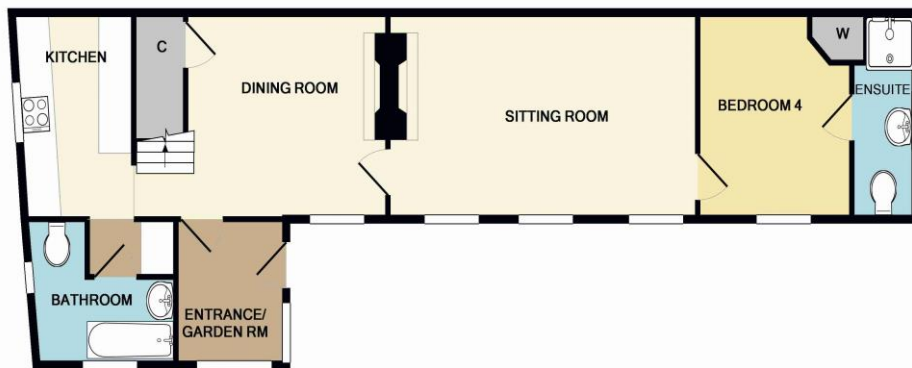
Garage 19' 2" x 9' 5" (5.85m x 2.86m)

With up and over garage door and pedestrian side door.

To the immediate front of the property there is a flag stone patio area with well stocked flower and shrub beds. There are good size lawned gardens with fruit trees and further stone seating area. A path leads to an enclosed vegetable garden with timber shed.

Timber Shed 12' 0" x 8' 8" (3.67m x 2.64m)





GROUND FLOOR
APPROX. FLOOR
AREA 745 SQ. FT.
(69.2 SQ. M.)

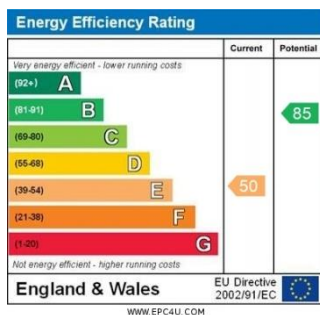


1ST FLOOR
APPROX. FLOOR
AREA 396 SQ. FT.
(36.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1140 SQ. FT. (105.9 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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