



3 Lisona Court
Somerton, TA11 6FD

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6FD

Guide Price - £460,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Lisona Court is one of the most sought-after developments in Somerton. Completed in 2019 by a reputable local builder, number 3 is offered to the market with no onward chain. The property is presented in immaculate condition and is ready for a purchaser to move in and unpack. On the ground floor is a welcoming entrance hall, WC, beautifully light living room with log burner, stunning kitchen/diner and utility room, with doors leading from the living room, kitchen and utility room to the rear garden. On the first floor are four bedrooms, the master with a stylish ensuite, and a family bathroom. There is tandem parking for several cars to the front leading to a single garage with electric garage door. The part walled rear garden is a calming space with lawn and a large patio, planters and pretty borders.

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 underfloor heating to ground floor rooms, radiators upstairs. Council tax band E.

Entrance Hall

Composite front door with opaque windows opens to a welcoming entrance hall, with underfloor heating and storage cupboard, oak staircase with banister leads to first floor.

WC 5' 11" x 3' 7" (1.80m x 1.09m)

With underfloor heating, extractor fan, close coupled WC, vanity sink.



Living Room 20' 6" x 11' 4" (6.26m x 3.45m)

With bay window to front, windows and French doors to the rear, underfloor heating, TV point, wood burning stove with oak mantel and slate hearth, spotlighting on fireplace.

Kitchen/Diner 20' 6" x 11' 2" (6.26m x 3.40m)

With bay window to front, windows and French doors to rear, window to side, underfloor heating, spotlighting, tv point, range of matching base and wall units, one and a half stainless steel sink with drainer and waste disposal unit, electric hob with extractor over, integrated fridge/freezer and dishwasher.

Utility Room 7' 2" x 5' 5" (2.18m x 1.64m)

With door to rear garden, underfloor heating, integrated washing machine. Stainless steel sink with drainer, spotlighting.

First Floor Landing

Large window to rear, letting plenty of natural light in, radiator, access to attic, which is well insulated and partially boarded for storage.

Bedroom One 11' 9" x 11' 7" (3.58m x 3.54m)

With windows to front and side, radiator, built in wardrobe, tv point.

Ensuite

With frosted window to side, close coupled WC, vanity sink with motion sensor mirror, shower enclosure, floor to ceiling tiles.

Bedroom Two 11' 4" x 9' 3" (3.46m x 2.83m)

With window to rear, radiator, tv point.

Bedroom Three 10' 10" x 9' 5" (3.31m x 2.87m)

With window to front, radiator, tv point.

Bedroom Four (or possible study) 8' 4" x 7' 1" (2.55m x 2.17m)

With window to rear, radiator, tv point.

Family Bathroom 7' 1" x 7' 1" (2.17m x 2.15m)

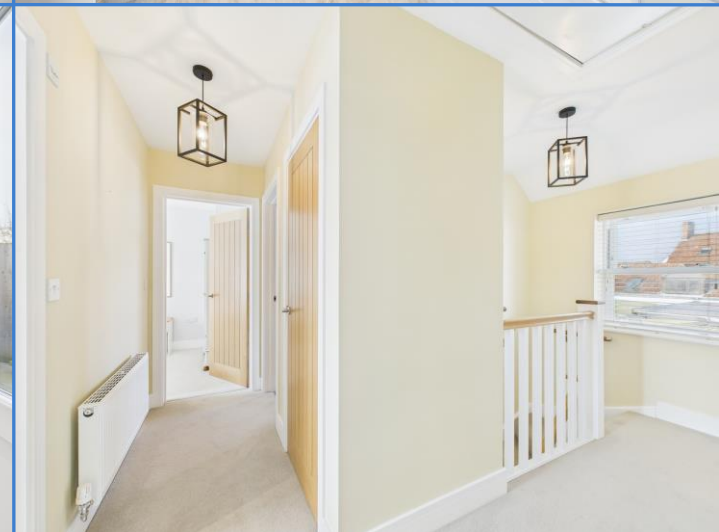
With frosted window to rear, radiator, bath with shower over, close coupled WC, sink, motion sensor mirror.

Outside

To the front of the property is a tandem drive for several cars, a path leads to the front door. There is stone shingle with several maturing plants and trees. The part walled rear garden is a calming space and is mainly laid to lawn with a large patio, there is a tap, two gates leading to the front, a patio seating area in the rear corner, pretty flower beds, raised planters and space for vegetables.

Garage 19' 5" x 9' 8" (5.92m x 2.94m)

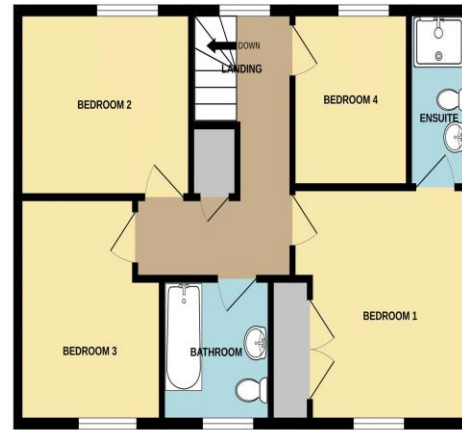
With side personal door from rear garden, Garamatic electric garage door, lighting and power.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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