



14 Heather Close  
Somerton, TA11 6FA

GeorgeJames PROPERTIES  
EST. 2014



# 14 Heather Close

Somerton, TA11 6FA

Guide Price - £405,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

14 Heather Close was built in 2020 by quality builders David Wilson Homes. The Bayswater is a well designed detached four bedroom home offering great family accommodation. Comprising entrance hall, WC, sitting room and fitted kitchen/dining room, to the first floor there are three bedrooms and bathroom, bedroom two has an en-suite shower room. The master bedroom is situated on the second floor with en-suite shower room and views over neighbouring countryside. There are gardens to the rear with off road parking and driveway leading to 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. Council tax band E.

## Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator, understairs storage cupboard and stairs to the first floor.

## WC

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





**Sitting Room** 15' 1" x 10' 8" (4.60m x 3.25m)

With bay window to the front and two radiators. Wall mounted electric fire

**Kitchen/Dining Room** 18' 5" x 12' 2" (5.61m x 3.70m)

With window to the rear and French doors to the rear garden. Range of modern base and wall mounted kitchen units with work surfaces over, single drainer sink unit with mixer tap. Fitted appliances including fridge freezer, washing machine, dishwasher and eye level double oven. 5 ring gas hob with glass splash back and stainless steel extractor hood over. Wood style flooring and two radiators.

**First Floor Landing**

With window to the side, radiator and stairs leading to the second floor.

**Bathroom**

With window to the front, low level WC, wash hand basin and panelled bath. Ladder heated towel rail.

**Bedroom 2** 14' 9" max x 10' 10" max (4.50m max x 3.31m max)

With window to the front and radiator.

**En-Suite Shower Room**

With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

**Bedroom 3** 12' 1" max x 12' 2" max (3.68m max x 3.70m max)

With window to the rear and radiator.

**Bedroom 4** 12' 1" max x 7' 3" max (3.69m max x 2.22m max)

With window to the rear and radiator.

**Second Floor Landing**

With window to the side and built in storage cupboard.

**Master Bedroom** 18' 3" x 11' 4" (5.57m x 3.45m)

With dormer window to the front with views, roof window to the rear. Radiator.

**En-Suite Shower Room**

With roof window to the rear, low level WC and wash hand basin. Shower cubicle with electric shower. Heated ladder towel rail.

**Outside**

To the front of the property is a small garden laid to stone shingle with flowers and shrubs. A driveway to the side leads to the garage. A side pedestrian gate gives access to the rear garden with extended patio area, laid mainly to lawn with sleepers creating raised flower and shrub beds. Outside power point and water tap.

**Garage** 20' 5" x 10' 5" (6.23m x 3.17m)

This larger than average single garage has an up and over garage door, power and light connected.

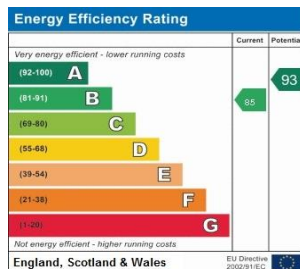






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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