



Parksey

Park, Somerton, TA10 9AT

GeorgeJames PROPERTIES

EST. 2014

Parksey

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Guide Price - Guide Price £499,500

Tenure – Freehold

Local Authority – Somerset Council

Summary

Parksey is an individual detached house believed to date from the 1930's and constructed of red brick elevations under a 'hip' tiled roof. Situated in this idyllic setting approximately 2.5 miles from the centre of Somerton along a quiet country lane and surrounded by open countryside. Accommodation comprises entrance hall, cloakroom, large sitting room, lovely garden room and large kitchen/dining room. To the first floor there are three bedrooms all enjoying lovely rural views, bathroom and separate shower room. There is ample parking and large garage with enclosed private gardens with enclosed decked seating area. Also within the garden is a modern fully insulated garden cabin/office.

Services

Mains electricity with private drainage and private water supply. Electric fired central heating to radiators. Council tax band E. The property has solar panels (Photovoltaic - PV) recently fitted and provide great savings on the energy costs. The system also has batteries fitted.

Entrance Hall

Double glazed entrance door leads to the entrance hall with round window to side, under stairs storage cupboard, stairs to the first floor, slate flooring and radiator.

Cloakroom

With window to side, low level WC, wash hand basin and tiled floor.

Sitting Room 22' 3" x 11' 11" (6.79m x 3.62m)

With windows to the front and side and French doors leading to the garden room. Two radiators and four wall light points.

Garden Room 19' 3" x 12' 0" (5.86m x 3.67m)

This fully insulated garden room enjoys a wonderful rural outlook, with vaulted ceiling with roof windows and patio doors to the decked seating area.

Kitchen/Dining Room 18' 3" x 14' 10" (5.56m x 4.51m)

This large room has windows to either side and to the rear with door to the side garden. The kitchen area has a range of base and wall mounted kitchen units with under unit lighting and work surfaces. One and a half bowl sink unit with mixer tap, space and plumbing for



washing machine and dishwasher. Built in double oven and 4 ring electric hob with extractor hood over. Space for fridge freezer.

Landing

With window to side and access to the attic space.

Bathroom

With window to the rear, pedestal wash hand basin and panelled bath with electric shower over. Radiator and tiled floor.

Shower Room

With window to front, low level WC, pedestal wash hand basin and shower cubicle with mains shower. Radiator and exposed floor boards.

Bedroom 1 10' 9" x 11' 9" (3.28m x 3.58m)

With window to front and side with views over surrounding farmland. Radiator and mirror fronted wardrobe.

Bedroom 2 11' 10" x 10' 11" (3.60m x 3.32m)

With window to side with views over surrounding farmland. Radiator.

Bedroom 3 11' 10" x 6' 11" (3.61m x 2.11m)

With window to side with views over surrounding farmland. Radiator and built in double wardrobe.

Outside

Vehicular gates give access to the gravelled driveway and parking area. The drive continues to the side of the house to the garage.

Garage 19' 6" x 13' 11" (5.95m x 4.25m)

This large garage has doors to the front, two windows to the side and window to the rear with power and light connected.

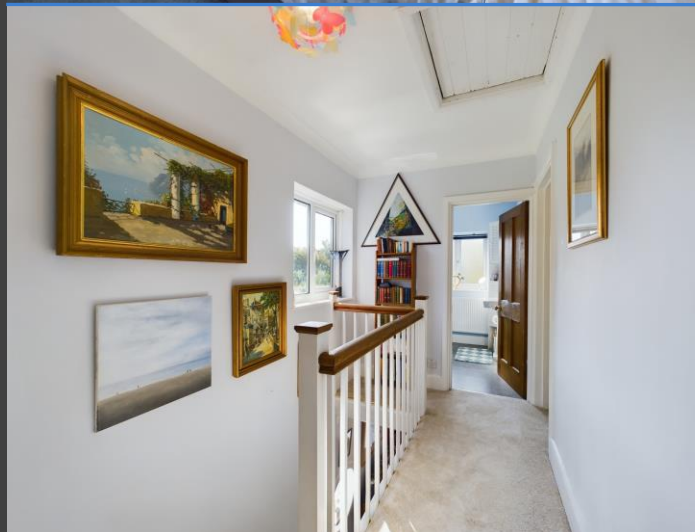
Utility Area 10' 6" x 4' 4" (3.21m x 1.33m)

With door to the garden, sink unit and plumbing for the washing machine.

There are gardens to the side and rear of the property, mainly laid to lawn with enclosed decked seating area with sun shade. The gardens are enclosed by hedgerows conveniently sculpted to maximize the rural outlook from the house and gardens. There is a timber garden storage shed.

Garden Cabin/Office 13' 9" x 9' 8" (4.19m x 2.94m)

This modern fully insulated building has power and light connected. Ideal as a home office, gym or work room.



GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.

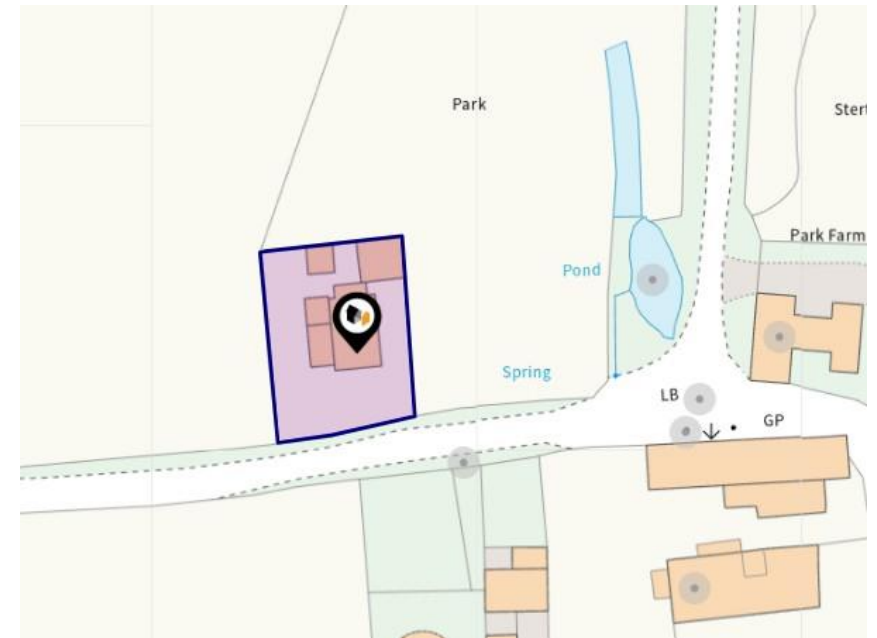


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		91
B (81-91)		
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 1797 sq.ft. (166.9 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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