



7 Ricksey Close
Somerton, TA11 6PN

GeorgeJames PROPERTIES
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Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

This property has been under the same ownership for a number of years and now requires a fresh buyer to put their stamp on it. The property is double fronted and is situated in a prime spot at the end of a quiet cul-de-sac location backing onto Ricksey park, offering gorgeous views and a very private, secluded rear garden. Internally, the ground floor accommodation includes a living room, kitchen/diner, utility room, downstairs WC and large conservatory, with three bedrooms, master ensuite and a family bathroom upstairs. There is driveway parking leading to a single garage, with pretty front lawn, beautiful rear garden with lovely views over the park. The property could do with some updating, but this is an exciting opportunity to purchase an attractive house on a very desirable plot.

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 gas, electricity, water and sewage all connected. Council Tax Band D.



Entrance Hall

With window to front, radiator, stairs rise to first floor.

Living Room 16' 2" x 10' 4" (4.93m x 3.15m)

With windows to front and side, two radiators, tv point, gas fire.

Kitchen 16' 2" x 9' 7" (4.93m x 2.93m)

With window to front, sliding doors to conservatory, two radiators, range of matching cream wall and base units, electric oven, grill and hob, one and a half stainless steel sink with drainer, door to utility room.

Utility Room 5' 9" x 5' 8" (1.74m x 1.72m)

With door to side passage, window to side, radiator, worktop space, space for washing machine & fridge/freezer, boiler.

WC

With extractor fan, radiator, low level WC, sink.

First Floor Landing

With window to rear, radiator, access to attic.

Bedroom One 10' 8" x 10' 2" (3.24m x 3.11m)

With window to front, radiator, over bed storage, built in wardrobe, tv point.

Ensuite

With frosted window to front, radiator, shower, low level WC, vanity sink, extractor fan.

Bedroom Two 10' 6" x 9' 1" (3.20m x 2.76m)

With window to front, radiator, tv point, built in wardrobe, airing cupboard.

Bedroom Three 7' 2" x 6' 10" (2.19m x 2.08m)

With window to side, radiator.

Bathroom 7' 6" x 5' 8" (2.28m x 1.72m)

With frosted window to side, radiator, bath, low level WC, sink, extractor fan.

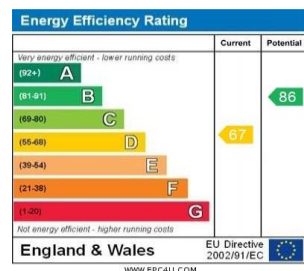
Outside

To the front of the property, a driveway leads to the single garage with up and over garage door, lighting, power and a side personal door to the rear garden. There is a pretty lawned front garden with bushes and flowers, and a gate to the rear garden. The rear garden is mainly laid to lawn with a large patio, outside tap and door to the garage. The property is positioned in a stunning spot backing onto Ricksey park, allowing for a fantastic outlook from the garden and upstairs windows.





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 misstatement. 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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