



## The Old Pump House

West Street, Somerton, TA11 6NB

GeorgeJames PROPERTIES  
EST. 2014



# The Old Pump House

West Street, Somerton, TA11 6NB

Guide Price - £250,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Located in the heart of Somerton Town Centre is this good size mid terrace cottage offered with no onward chain. Having been re-decorated throughout, this home offers almost 1200sqft of accommodation including three well proportioned bedrooms, a four piece family bathroom, a spacious sitting/dining room, separate ground floor study and a newly erected conservatory. This home would be ideal for those looking for a low maintenance home nearby to local shops and amenities.

## Agents Note

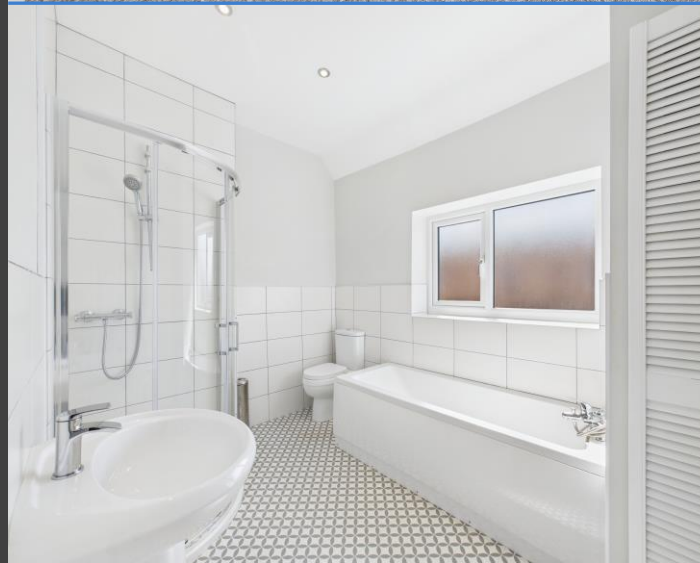
The property offers scope to convert the roof space in order to form additional accommodation subject to the usual building regulations.

## 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 central heating to radiators. Council tax band C. Please note the property will form part of The Coachworks development and as such will be subject to a nominal annual management charge to cover the access and parking area.



### Entrance Hall

With part glazed entrance door, stairs to first floor and radiator.

### Study 8' 5" x 7' 1" (2.57m x 2.17m)

With bay window to front, radiator and understairs storage cupboard.

### Sitting Room 22' 10" x 12' 8" (6.97m x 3.86m)

With window to front and bay window to rear, two radiators and fireplace housing cast iron wood burning stove.

### Kitchen 11' 0" x 10' 6" (3.36m x 3.20m)

With window to rear, range of wall and base units with inset stainless steel sink/drainage unit and mixer tap, built in four ring gas hob, eye level double oven, integrated dishwasher, space for washing machine and fridge/freezer, radiator and part glazed door to:-

### Conservatory 14' 7" x 5' 7" (4.45m x 1.71m)

With windows to rear, polycarbonate roof, power and French doors to outside.

### First Floor Landing

With access to roof space.

### Bedroom One 13' 0" x 12' 1" (3.96m x 3.68m)

With window to front and radiator.

### Bedroom Two 13' 1" x 10' 10" (4.00m x 3.29m)

With window to rear and radiator.

### Bedroom Three 10' 6" x 7' 10" (3.19m x 2.39m)

With window to front and radiator.

### Bathroom

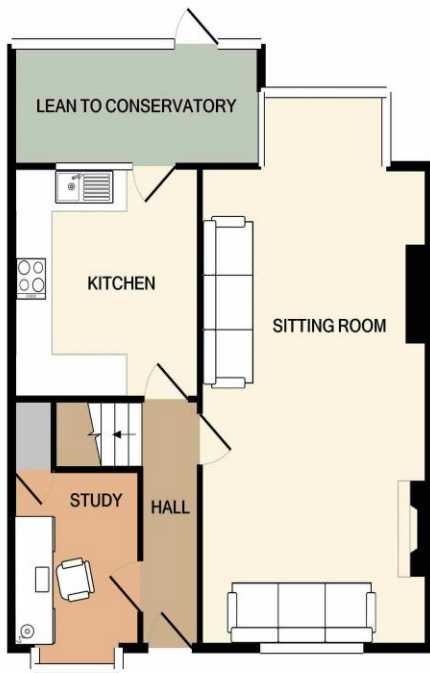
With frosted window to rear, airing cupboard housing wall mounted gas fired boiler and slatted shelving, low level WC, pedestal wash hand basin, panelled bath with hand held shower attachment, corner shower cubicle with mains shower, part tiled walls, heated towel rail and extractor fan.

### Outside

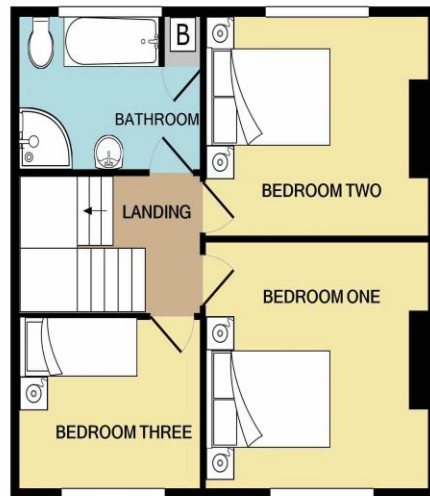
To the rear is a garden enclosed by brick walling and timber fencing. Being mainly laid to gravel, the garden is of a low maintenance nature with a large patio area. There is a parking bay to the rear in a communal parking area.







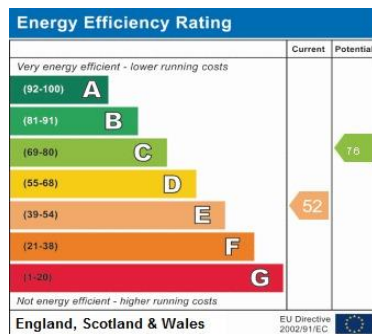
GROUND FLOOR  
APPROX. FLOOR  
AREA 628 SQ.FT.  
(58.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 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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