



Loxson

The Triangle, Somerton, TA11 6QJ

GeorgeJames PROPERTIES

EST. 2014

Loxson

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Guide Price - £439,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Loxson is a large stone built town house requiring some updating, accommodation comprising entrance hall, sitting room, dining room, kitchen, WC and conservatory. To the first floor there are four double bedrooms and shower room. Outside there are attractive south facing walled gardens, garage and parking. Within the rear garden is a two storey outbuilding which would make a useful workshop or could be suitable for conversion to accommodation subject to the usual permissions.

Amenities

Situated close to the centre of the town. 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 and quaint cafes 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. 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 D.

Entance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Recess alcove and radiator.

Sitting Room 20' 4" x 13' 5" (6.19m x 4.08m)

With two windows to the front and two radiators. Fireplace with stone surround.

Sitting Room/Dining Room 16' 8" x 10' 3" (5.07m x 3.13m)

With single door and French doors to the conservatory. Radiator.



Kitchen 10' 1" x 9' 11" (3.07m x 3.03m)

With window to the rear, range of base and wall mounted kitchen units with space from cooker, washing machine, dishwasher and fridge freezer (all white goods are available in the sale) Wall mounted modern Vaillant gas combination boiler.

Conservatory 13' 11" x 6' 7" (4.25m x 2.00m)

With French doors to the garden.

WC

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

Landing

Access hatch to the loft space.

Bedroom 1 13' 11" x 10' 8" (4.24m x 3.26m)

Window to the front, radiator and built in cupboard.

Bedroom 2 12' 4" x 10' 8" (3.75m x 3.24m)

With windows to the front and side. Radiator and built in wardrobes.

Bedroom 3 10' 2" x 9' 3" (3.09m x 2.82m)

With window to the rear and radiator. Built in cupboard.

Bedroom 4 10' 2" x 8' 10" (3.11m x 2.70m)

With window to the rear and radiator.

Outside

The rear garden is fully walled with patio area and lawn with flower/shrub borders. a path leads to the stone outbuilding.

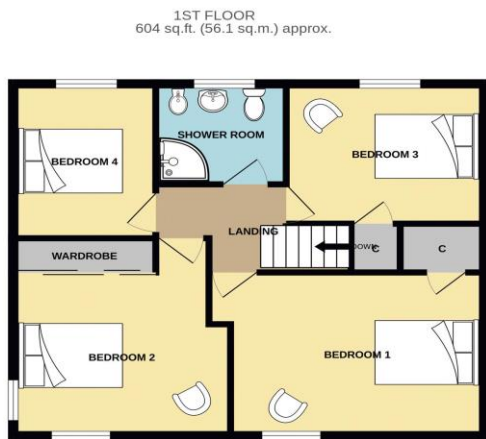
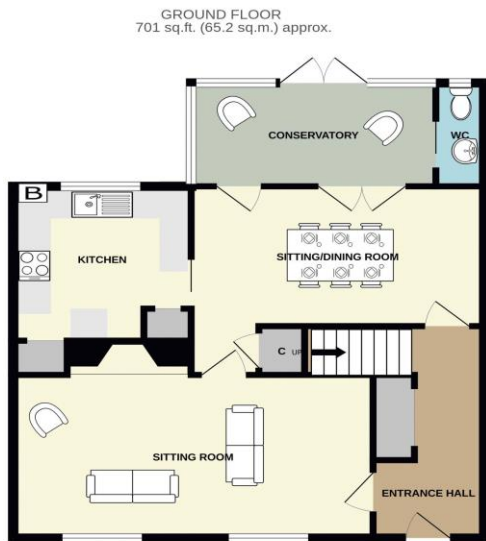
Outbuilding

The two storey outbuilding would make a useful workshop with power and light connected. There could also be an option to convert the building to create accommodation for an annexe or holiday let subject to the usual planning permissions.

Garage 16' 5" x 8' 10" (5m x 2.7m)

There is a single garage with adjoining store located within a block near by. There is a parking space to the front of the garage.

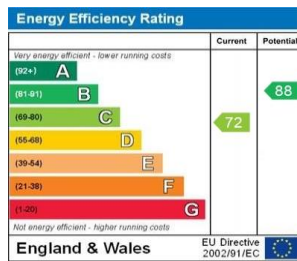




TOTAL FLOOR AREA: 1305 sq.ft. (121.3 sq.m.) approx.

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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GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA: 420 sq.ft. (39.0 sq.m.) approx.

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