



Fairways

Behind Berry, Somerton, TA11 6JS

GeorgeJames PROPERTIES
EST. 2014

Fairways

Behind Berry, Somerton, TA11 6JS

Guide Price - £550,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Fairways is a beautifully presented detached family home with spacious accommodation including large sitting room, dining room and fitted kitchen, utility room and WC. To the side of the house is a lovely garden room/conservatory opening to the gardens. To the first floor there are three double bedrooms and modern fitted bathroom. A stunning feature of the property is the wonderful landscaped gardens, the house is set in a large plot, well back from the road with ample off road parking space and detached double garage and various workshops.

Services

Mains water, electricity and gas are connected. Private drainage.

Agents Note

Subject to planning permission there is possibly scope for a building plot within the grounds.

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.

Entrance Porch

Part glazed entrance door leads to the entrance porch with built in cupboard and door to the hall.



Entrance Hall

With window to the side and stairs leading to the first floor. Understairs storage cupboard and radiator.

Sitting Room 17' 1" x 16' 5" (5.20m x 5.00m)

With large window to the front and window to the rear. Radiator and gas coal effect fireplace.

Dining Room 13' 4" x 12' 1" (4.07m x 3.68m)

With windows to the rear and side, radiator and built in storage cupboard.

Kitchen/Breakfast Room 12' 0" x 12' 0" (3.67m x 3.65m)

With window to the rear. Modern range of fitted kitchen units comprising base and wall units with one and a half bowl sink unit with mixer tap. Built in dishwasher, Bosch double oven and four ring electric hob with stainless steel hood over. Radiator and built in fridge.

Utility Room 8' 2" x 4' 5" (2.48m x 1.35m)

With space for washing machine and freezer, wall cupboards housing gas fired boiler.

WC

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

Conservatory 15' 2" x 11' 2" (4.63m x 3.41m)

uPVC double glazed conservatory with tiled floor and French doors to the garden.

Rear Lobby 9' 6" x 7' 5" (2.90m x 2.25m)

With window to side and door to the garden.

Store Room 8' 8" x 5' 3" (2.65m x 1.60m)

Workshop 13' 3" x 9' 2" (4.05m x 2.80m)

Landing

With window to the front, radiator and built in airing cupboard housing the hot water cylinder.

Bathroom 8' 10" x 6' 11" (2.70m x 2.12m)

With window to the rear, modern bathroom suite comprising low level WC and wash hand basin with vanity cupboards. Spa bath and shower cubicle with electric shower. Heated ladder towel rail.

Bedroom 1 17' 1" x 11' 6" (5.21m x 3.50m)

With window to the front and side. Range of fitted wardrobes with chest of drawers and bed side units. Radiator.

Bedroom 2 12' 2" x 9' 9" (3.70m x 2.98m)

With window to the rear and side. Wash hand basin and radiator.

Bedroom 3 12' 0" x 9' 10" (3.66m x 3.00m)



With window to the rear and side. Radiator.

Outside

Outside, the property is approached via a vehicular entrance leading to a large driveway with turning area and access to the detached double garage.

Double Garage 19' 10" x 18' 1" (6.05m x 5.50m)

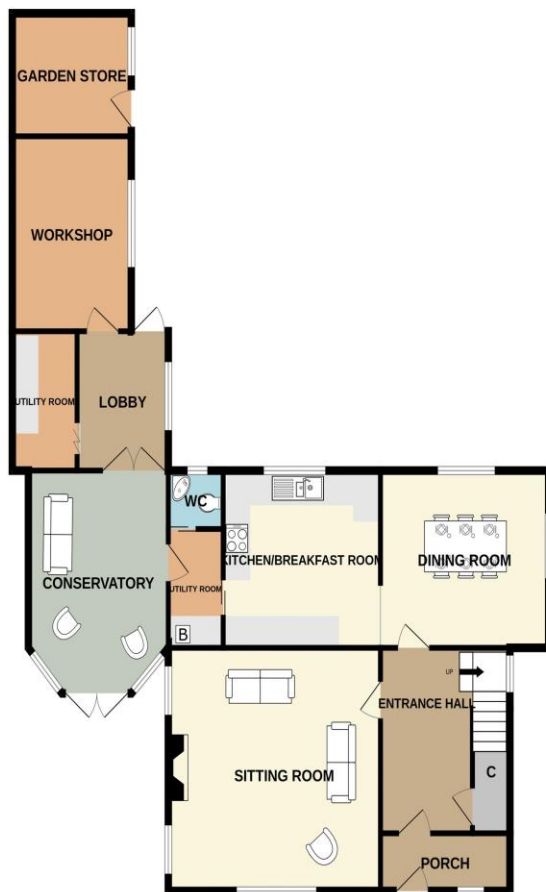
A detached double garage with two electric garage doors, power and light connected.

The extensive front gardens have been beautifully landscaped with various mature flower and shrub borders, mature trees and gravel areas. A path leads towards the house with large lawn and enclosed terrace next to the conservatory. A path and gate leads to the rear garden with lawn, greenhouse, garden store and vegetable beds.

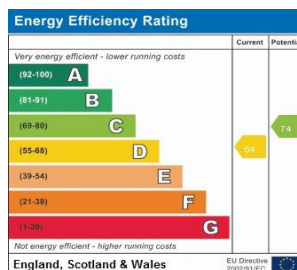




GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1957 sq.ft. (181.8 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.
Made with Metropix 6/2023



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.