



39 Maple Drive
Somerton, TA11 6FS

GeorgeJames PROPERTIES
EST. 2014

39 Maple Drive

Somerton, TA11 6FS

Guide Price - £439,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

39 Maple Drive is a beautifully presented detached family home, built in 2022 by Bloor Homes and still retaining the remainder of its 10 year warranty. The house occupies a pleasant position with a nice open aspect to the front and side. The well designed accommodation includes entrance hall with cloakroom, double aspect sitting room with bay window and large kitchen/dining room with utility room. To the first floor there are four bedrooms and bathroom. The main bedroom has an en-suite shower room. Outside there are enclosed gardens and driveway with off road parking and garage.

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 E.

Entrance Hall

Entrance door leads to the hall with stairs to the first floor and under stairs storage cupboard. Radiator.

WC

With low level WC and wash hand basin. Radiator.



Sitting Room 20' 2" x 11' 5" (6.14m x 3.47m)

With large bay window to the side and window to the front.
Radiator.

Kitchen/Dining Room 20' 2" x 10' 6" (6.14m x 3.21m)

With windows to the rear and side, French doors open to the rear garden. There is a range of base and wall mounted kitchen units with work surfaces over and sink unit with mixer tap. Built in appliances include fridge freezer, dishwasher and eye level double oven. Four ring gas hob with stainless steel extractor hood over.
Radiator.

Utility Room 7' 2" x 5' 4" (2.19m x 1.62m)

With space and plumbing for washing machine and tumble dryer.
Wall mounted gas boiler.

Landing

With built in airing cupboard.

Bedroom 1 11' 0" x 8' 8" (3.35m x 2.65m)

With window to the side, radiator and range of mirror fronted wardrobes.

En-Suite Shower Room

With window to the rear, low level WC, vanity wash hand basin and large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 10' 11" x 10' 10" (3.33m x 3.30m)

With window to the side and radiator.

Bedroom 3 11' 0" x 8' 8" (3.35m x 2.65m)

With window to the front and side and radiator.

Bedroom 4 8' 3" x 8' 8" (2.52m x 2.65m)

With window to the front and radiator.

Bathroom

With window to the front. Bathroom suite comprising low level WC, vanity wash hand basin and panelled bath with shower attachment. Large shower cubicle with mains shower. Heated ladder towel rail.

Outside

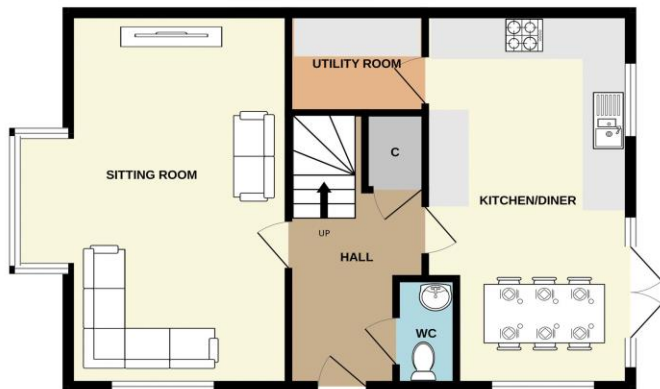
To the front of the house are flower/shrub beds with path to the front door. The rear garden is part walled, mainly laid to lawn with patio area. A rear pedestrian gate leads to the driveway with off road parking and access to the garage.

Garage

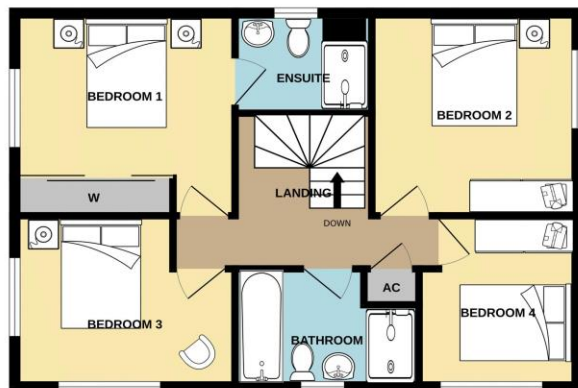
Up and over garage door.



GROUND FLOOR
56.6 sq.m. approx.

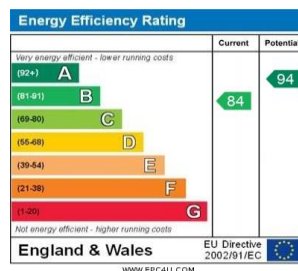


1ST FLOOR
54.4 sq.m. approx.



TOTAL FLOOR AREA : 111.0 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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