



4 Court House Close
Somerton, TA11 7EU

George James PROPERTIES
EST. 2014

4 Court House Close

Somerton, TA11 7EU

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

This impressive three storey townhouse is perfectly located close to the centre of the town. Spacious accommodation includes a large hallway with study and garden room/bedroom with en-suite shower room. Bi-folding doors open out onto the private courtyard garden with access to the single garage. To the first floor there is a spacious open plan kitchen, dining room and lounge. On the second floor there are two double bedrooms both with their own en-suite bathrooms.

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. Council tax band E.

Entrance Hall

Covered entrance porch with entrance door to the hall. Radiator and built in cloaks cupboard. Stairs to the first floor with understairs cupboard.

Study 9' 8" x 8' 8" (2.95m x 2.65m)

With window to the front and radiator.



Bedroom/Garden Room 14' 7" x 10' 9" (4.45m x 3.27m)

With bi-folding doors to the rear garden. Radiator and door to the garage. This room is quite versatile and can be used either as a ground floor bedroom with en-suite or sitting room opening to the garden.

Shower Room 7' 4" x 5' 9" (2.24m x 1.75m)

With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

First Floor Landing

With double doors to the living area and stairs leading to the second floor. Built in airing cupboard with hot water cylinder.

Sitting Room 20' 2" x 9' 7" (6.15m x 2.92m)

With windows to the front and rear. Two radiators.

Kitchen 14' 7" x 10' 10" (4.45m x 3.31m)

With window to the rear, range of base and wall mounted kitchen units and one and a half bowl sink unit with mixer tap. Built in eye level double oven with microwave to side. Five ring gas hob with glass splashback and stainless steel extractor hood over. Built in appliances including fridge freezer and dishwasher with space for a washing machine.

Dining Room 14' 7" x 9' 10" (4.45m x 3.00m)

With window to the front.

Second Floor Landing

Master Bedroom 14' 7" x 10' 10" (4.45m x 3.31m)

With window to the rear, radiator and built in mirror fronted wardrobe.

En-suite Bathroom 7' 4" x 5' 11" (2.24m x 1.80m)

With low level WC, wash hand basin and panelled bath with shower attachment and screen. Heated ladder towel rail.

Bedroom 2 12' 1" x 10' 7" (3.69m x 3.22m)

With window to the front and radiator.

Shower Room 9' 2" x 3' 8" (2.80m x 1.12m)

With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

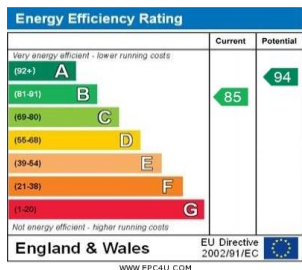
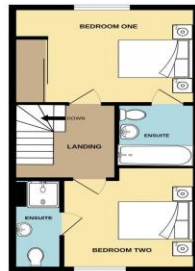
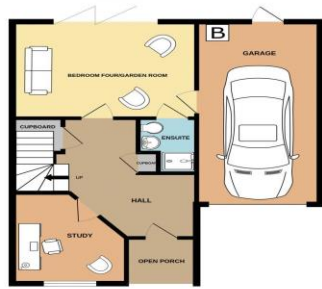
Outside

To the front of the house a pathway leads to the front door. There is a driveway with off road parking and access to the garage.

Garage 20' 1" x 9' 8" (6.11m x 2.95m)

With up and over electric garage door, power and light connected. Internal door leads to the garden room and door to the garden. Wall mounted gas boiler.

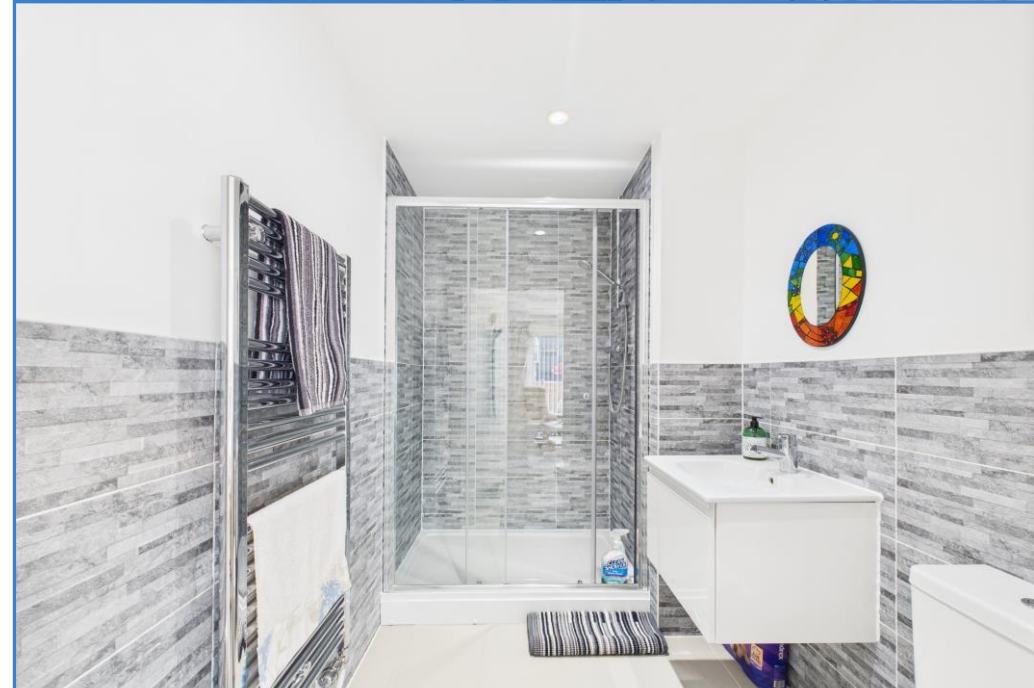




TOTAL FLOOR AREA : 152.9 sq.m. approx.

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 ©2025



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.