



1 Beech Grove
Somerton, TA11 6LG

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £450,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Properties in this location don't come to the market often, so an early viewing is advised to appreciate the space on offer. 1 Beech Grove has been extended to take advantage of the breath-taking countryside views, and now offers up to four bedrooms, or three bedrooms with an additional reception room. There is a family bathroom with wet room shower, a large living room, kitchen, rear lobby and garage with electric garage door. Outside, there is a low maintenance rear garden, with a generous front garden laid to lawn, with a driveway leading to the garage. The property is situated in a highly sought after residential location, within easy reach of local amenities, and is offered to the market with no onward chain.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band E.

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 Hallway

Frosted UPVC front door, radiator, access to attic, airing cupboard, shelving and additional storage cupboard.



Living Room 21' 9" x 12' 6" (6.64m x 3.82m)

With windows to front, side and rear, two radiators, feature stone fireplace.

Kitchen 11' 5" x 8' 11" (3.49m x 2.71m)

With window to rear and door to garden, radiator, range of matching wall and base units, 1.5 sink with drainer, 4 ring gas hob, electric oven & grill, integrated slimline dishwasher, washing machine and fridge.

Bathroom

With two frosted windows to rear, radiator, bath, sink, low level WC, wet room shower and drainage.

Bedroom One 13' 4" x 9' 7" (4.07m x 2.91m)

With window to front, radiator, fitted wardrobes and dressing table

Bedroom Two 10' 2" x 8' 7" (3.10m x 2.61m)

With window to rear, radiator, sink.

Bedroom Three 9' 6" x 7' 10" (2.90m x 2.38m)

With window to front, radiator, built in wardrobe.

Bedroom Four/Additional Reception Room 19' 9" x 9' 7" (6.02m x 2.91m)

With bay window to side offering magnificent countryside views, window to front, two radiators. This room would make a wonderful principal bedroom or additional reception room, such as living or dining room.

Rear Lobby

With door to garage, sliding doors to garden.

Garage 17' 4" x 9' 2" (5.28m x 2.79m)

With window to rear, power sockets, lighting, electric garage door.

Outside

The rear garden is low maintenance and is mainly laid to patio with pathways and areas of stone shingle. There are a couple of flower beds with mature shrubs and bushes, a raised patio seating area with garden shed, outside tap and access to the front garden via two gates. The front garden is a generous walled lawned area with a pathway leading to the front door. There is an area of stone shingle, and a gated driveway leading to the garage.



GROUND FLOOR



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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