



4 Pauls Road
Somerton, TA11 6SW

GeorgeJames PROPERTIES
EST. 2014

4 Pauls Road

Somerton, TA11 6SW

Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

4 Pauls Road is a very well presented semi-detached house situated in this popular cul-de-sac. The accommodation comprises entrance hall, WC, kitchen and large sitting room. There is a good sized and recently converted garden room opening to the garden. To the first floor there are three bedrooms and bathroom. Outside to the front of the house there is ample off road parking and access to the single garage, there are enclosed private rear gardens.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then became the county town of Somerset in the 13th/14th Centuries. The town offers a good level of amenities including: a wide range of independent shops, churches, medical and dental surgeries, a bank, library, a brand-new local primary school and highly rated secondary schools within the area. There is an excellent choice of pubs, cafes and restaurants, including the new 28 Market Place, and a varied programme of social events. The Old Town Hall now houses the ACEArts Gallery and craft shop which presents a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the nearby County town of Taunton to the west, or Yeovil to the south. Mainline railway stations are located in Castle Cary, Yeovil and Taunton and the town is also within easy reach of the A303 for access to London and the South West. The M5 can be joined at junction 25 (Taunton) or junction 23 (Bridgwater).

Services

Mains water, drainage and electricity are connected. Council tax band C.

Entrance Hall

With stairs to the first floor, open understairs area and built in storage cupboard. Night storage heater.

WC

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



Kitchen 11' 3" x 10' 2" (3.42m x 3.10m)

With window to the front, range of base and wall mounted kitchen units with work surfaces over, built in double oven, four ring electric hob and extractor hood over. Built in fridge freezer and space for washing machine and dishwasher.

Sitting Room 17' 6" max x 16' 1" max (5.33m max x 4.90m max)

With window to the rear and doors to the conservatory. Night storage heater and fireplace housing cast iron wood burning stove.

Conservatory 16' 11" x 10' 1" (5.15m x 3.07m)

Double glazed garden room with tiled floor, electric heater, brand new roof with skylight and spotlighting and doors to the garden.

Landing

With window to the side and access to the attic. Built in storage cupboard.

Bedroom 1 12' 1" x 10' 8" (3.68m x 3.25m)

With window to the front and built in double wardrobe.

Bedroom 2 11' 10" x 10' 1" (3.60m x 3.07m)

With window to the rear and built in double wardrobe. Night storage heater.

Bedroom 3 8' 2" x 7' 1" (2.48m x 2.16m)

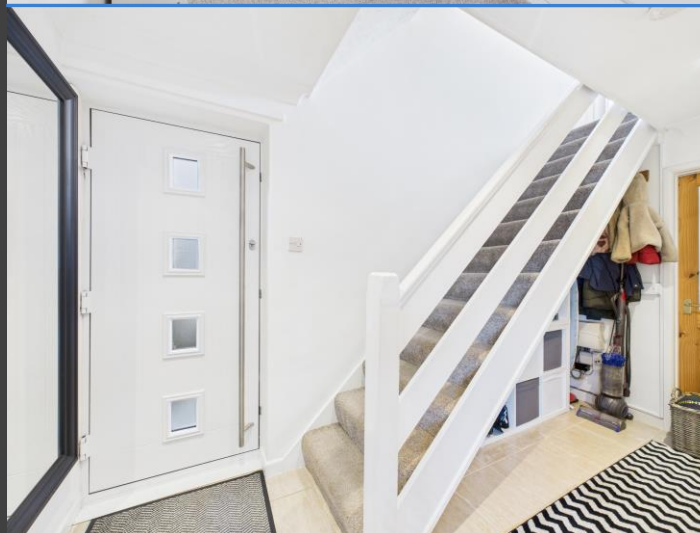
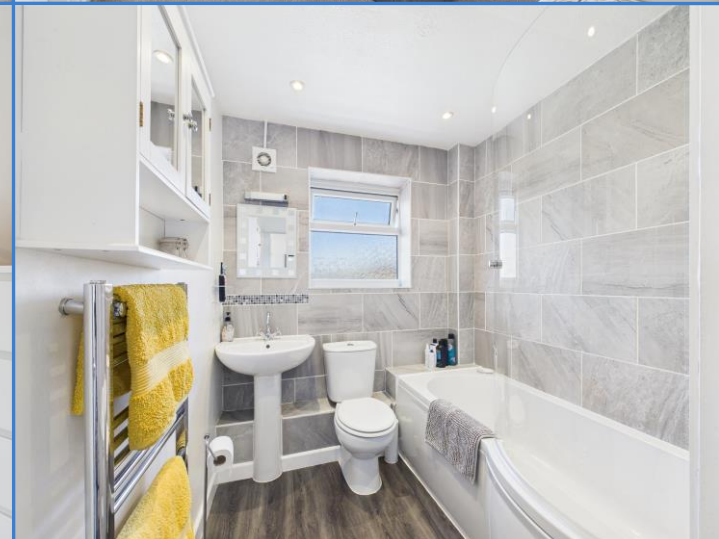
With window to the rear.

Bathroom

With window to the front, low level WC, wash hand basin and 'P' shaped panelled bath with electric shower over with screen. Heated ladder towel rail. Built in airing cupboard housing hot water cylinder with immersion.

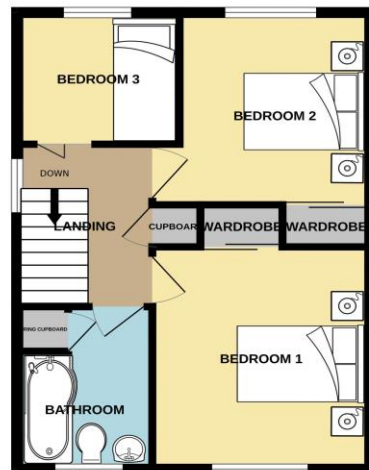
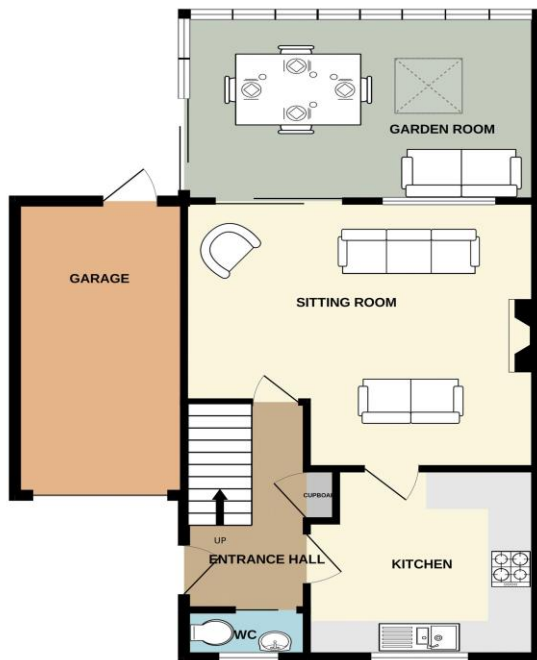
Outside

To the front of the property a driveway with parking area leads to the garage. There is a lawned front garden. The private lawned rear garden is south facing with patio area.



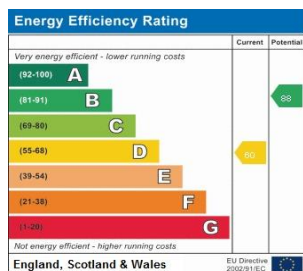
GROUND FLOOR
67.4 sq.m. approx.

1ST FLOOR
39.5 sq.m. approx.



TOTAL FLOOR AREA: 106.9 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.
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