



41Sevenacres  
Somerton, TA11 6HG

GeorgeJames PROPERTIES  
EST. 2014



# 41 Sevenacres

Somerton, TA11 6HG

Guide Price - £275,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

41 Sevenacres is a semi-detached bungalow situated within this popular cul-de-sac. The bungalow has accommodation comprising entrance porch, entrance hall, sitting room and kitchen/dining room. There are two double bedrooms and shower room. Outside there is a driveway with parking and access to the single garage. The rear gardens offer a good degree of privacy.

## 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, electricity and gas are all connected. Council tax band B. Gas fired central heating to radiators from a modern combination gas boiler.

## Entrance Porch

Part glazed entrance door leads to the entrance porch with door to the entrance hall.

## Entrance Hall

With built in storage cupboard and access to the attic with loft ladder and light.

**Sitting Room** 16' 8" x 10' 10" (5.07m x 3.29m)

With window to the front and radiator.





**Kitchen/Dining Room** 14' 1" x 10' 1" (4.29m x 3.07m)

With window to the rear and part glazed door to the rear garden. Range of base and wall mounted kitchen units with single drainer sink unit and mixer tap. Built in eye level oven, four ring hob, space for washing machine and fridge freezer. Radiator.

**Bedroom 1** 9' 10" x 8' 9" (3.00m x 2.66m)

With window to the front, radiator and built in cupboard.

**Bedroom 2** 10' 7" x 8' 9" (3.23m x 2.66m)

With window to the rear and radiator.

**Shower Room**

With window to the side, low level WC and shower cubicle with mains shower. Heated ladder towel rail.

**Outside**

The front garden is laid to lawn with various shrubs and path to the front door. A driveway with parking leads to the garage.

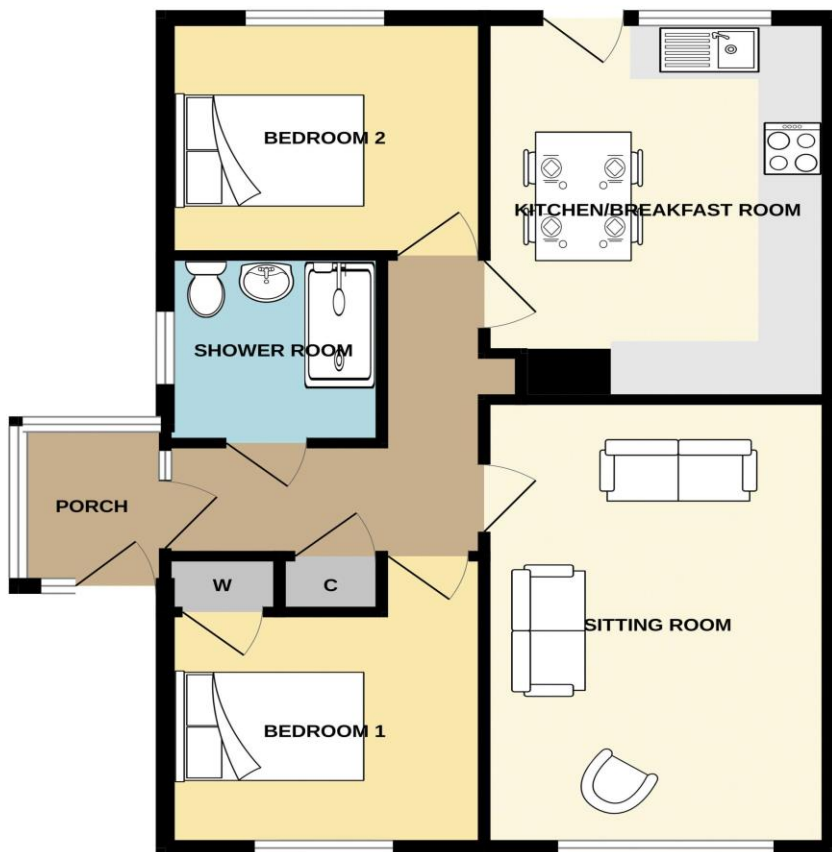
**Garage** 17' 9" x 8' 7" (5.42m x 2.61m)

With electric up and over garage door. Side pedestrian door leads to the garden.

To the rear of the property there is a covered decked seating area with ramp leading to a patio. The main garden is laid to lawn with flower and shrub beds. To the side of the bungalow is a timber garden shed and gate leading to the front.



GROUND FLOOR  
61.4 sq.m. approx.



TOTAL FLOOR AREA : 61.4 sq.m. approx.

We list 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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