



2 The Court

Water Lane, Somerton, TA11 6AP

GeorgeJames PROPERTIES  
EST. 2014



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Water Lane, Somerton, TA11 6AP

Guide Price - £260,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

We are pleased to bring to the market this exceptionally well presented and recently updated semi-detached home, situated in an attractive modern close of just six properties. Our seller has spent considerable time updating the house, including carpets, radiators and decoration throughout, so it now offers very modern, comfortable living for a variety of buyers. Internally, accommodation comprises large living room, downstairs WC, kitchen/diner, with two double bedrooms and a family bathroom upstairs. There is a private and fully enclosed rear garden, with two allocated parking spaces within very close proximity to the front.

## Services

Mains gas, electricity and drainage connected. Council Tax Band B.

## 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 is a good level of amenities including shops, bank, library, doctor and dentist surgeries, 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. 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 both central London and the South West, the M5 can be joined at junction 23.

## Entrance Hall

Open plan entrance hall with opening into living room.

## Downstairs Cloakroom 5' 10" x 3' 0" (1.77m x 0.92m)

With frosted window to front, radiator, low level WC, corner pedestal sink, spotlighting.

## Living Room 16' 3" x 12' 4" (4.96m x 3.75m)

Large living accommodation with window to front, radiator, spotlighting, stairs to first floor, shuttered blinds.



**Kitchen** 16' 4" x 7' 4" (4.99m x 2.24m)

With window to rear, radiator, door to rear garden, understairs cupboard, integrated slimline dishwasher, four ring electric hob with extractor over, space for fridge/freezer, washing machine, spotlighting, shuttered blinds.

**First Floor Hallway**

With frosted window to rear, spotlighting.

**Bedroom One** 11' 8" x 8' 5" (3.55m x 2.57m)

With window to front, radiator, built in wardrobes, shuttered blinds, spotlighting.

**Bedroom Two** 8' 9" x 7' 7" (2.67m x 2.31m)

With window to front, radiator, overstairs storage cupboard, shuttered blinds, spotlighting, access to attic. We're told the attic is part boarded with lighting and power, with the boiler being stored here.

**Bathroom** 9' 11" x 5' 9" (3.01m x 1.76m)

With frosted window to rear, chrome heated towel rail, low level WC, bath with mains shower over, sink, spotlighting, shuttered blinds.

**Garden**

To the front is a pretty area of stone shingle with flowers. There are two allocated parking spaces to the front and side of the property. The private rear garden is laid to lawn with a patio and fence border. A lovely hidden spot to enjoy a warm summer evening.





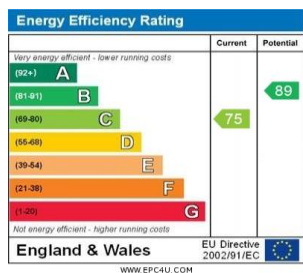
GROUND FLOOR



1ST 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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