



73 Behnd Berry  
Somerton, TA11 6JY

GeorgeJames PROPERTIES  
EST. 2014



# 73 Behind Berr

Somerton, TA11 6JY

Guide Price - £250,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

73 Behind Berry is a semi-detached house that has been extended by the current owners to provide additional ground floor living space. The house is in need of some general updating but has had a new boiler installed in the last few years and a new garage roof fitted recently. Accommodation includes entrance hall, sitting room, study area, dining room and kitchen/breakfast room with utility and WC. To the first floor there are three bedrooms and modern shower room. Outside a shared driveway leads to a garage and south facing courtyard garden.

## Amenities

Situated close to the centre of the town. 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, gas and drainage are all connected. Council tax band C. Gas fired central heating to radiators.

## Entrance Hall

With stairs leading to the first floor, radiator and open downstairs area.

## Sitting Room 13' 3" x 12' 11" (4.04m x 3.93m)

With window to the front, radiator and gas wood effect fire.





**Dining Room/Study** 11' 2" x 9' 10" (3.41m x 3.00m)  
With radiator and opening to the rear sitting room.

**Sitting Room** 8' 6" x 7' 10" (2.60m x 2.38m)  
With French door to the garden.

**Kitchen/Breakfast Room** 14' 9" x 8' 10" (4.50m x 2.70m)  
With window to the rear and range of base and wall mounted kitchen units. Four ring gas hob and electric oven. Space for fridge freezer.

**Utility Room/WC** 8' 10" x 4' 3" (2.70m x 1.30m)  
With window to the side. Fitted units and Belfast sink unit. Wall mounted gas boiler and Low level WC.

#### Landing

Access hatch to loft space. Built in airing cupboard housing hot water cylinder.

**Bedroom 1** 10' 8" x 12' 1" (3.26m x 3.69m)  
With window to the front and radiator.

**Bedroom 2** 12' 0" x 10' 7" (3.66m x 3.22m)  
With window to the rear and radiator. Built in cupboard.

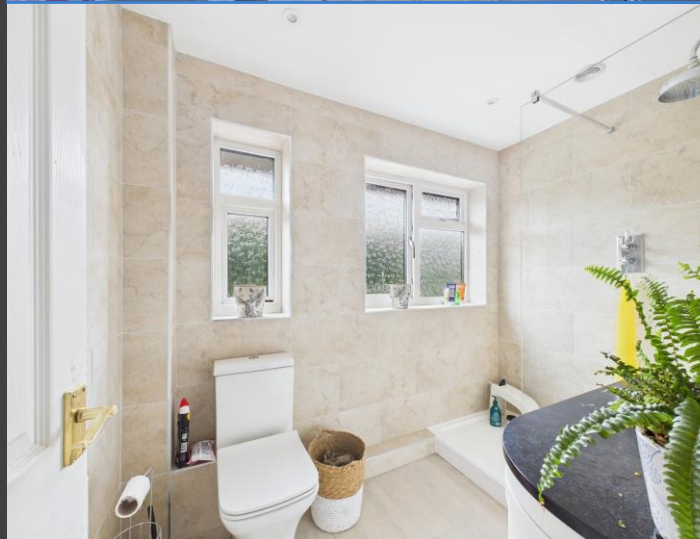
**Bedroom 3** 9' 0" x 8' 0" (2.75m x 2.43m)  
With window to the front and radiator.

**Shower Room** 8' 4" x 5' 8" (2.55m x 1.73m)  
With window to the rear and modern suite comprising low level WC, vanity wash hand basin and large shower cubicle with mains shower. Radiator.

#### Outside

To the front of the house is a small garden area with path to the front door. A shared driveway with the neighbour leads to the rear where there is a single garage. The current owner and neighbour park in front of their respective garages. A gate leads to the enclosed south facing courtyard garden which is laid to patio.

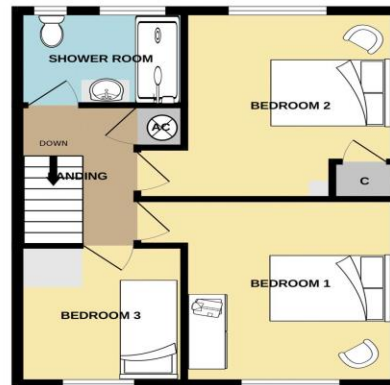
**Garage** 17' 11" x 8' 10" (5.45m x 2.70m)  
With up and over garage door, power and light connected. A side pedestrian door leads to the garden.



GROUND FLOOR  
55.0 sq.m. approx.



1ST FLOOR  
43.1 sq.m. approx.



TOTAL FLOOR AREA : 98.1 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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