



60 Pearmain Road
Somerton, TA11 6AY

GeorgeJames PROPERTIES
EST. 2014

60 Pearmain Road

Somerton, TA11 6AY

Guide Price - £425,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

60 Pearmain road is a well presented detached family house built in 2018 by Bovis Homes, the property still retains the remainder of its 10 year NHBC building warranty. The house offers good size living space with entrance hall, utility room/WC, study, sitting room and large modern kitchen/family room. To the first floor there are four bedrooms and family bathroom. The principle bedroom has an en-suite shower room. Outside there is a private drive where three cars can be parked and a single garage. The enclosed rear garden is West facing taking advantage of afternoon and evening sunshine.

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. 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.

Services

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

Entrance Hall

With tiled flooring, stairs to the first floor and radiator. Understairs storage cupboard.

Study

With window to the front and radiator.

Living Room

With bay window to the front and window to the side. Radiator. Glazed double doors lead to the kitchen/family room. Our sellers have built a media wall for a pleasing aesthetic.



Kitchen/Family Room

This large room has a window to the rear and French doors to the rear garden with space for dining table and sofa if required. Tiled floor and radiator. Fully fitted kitchen with a range of base and wall mounted kitchen units, one and a half bowl sink unit with mixer tap. Fitted appliances including fridge freezer, dishwasher, double oven and induction hob with extractor hood over.

Utility Room/WC

With window to the side, radiator, range of built in storage cupboard incorporating a fitted washing machine. Low level WC and wash hand basin.

Landing

With access to the loft space. Fitted airing cupboard.

Bedroom One

With bay window to the front, radiator and built in double wardrobe.

En-suite Shower Room

With low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Bedroom Two

With window to the front and radiator.

Bedroom Three

With window to the rear and radiator.

Bedroom Four

With window to the rear and radiator.

Bathroom

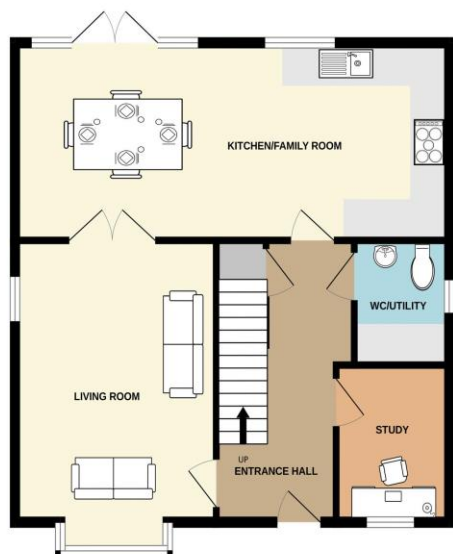
With window to the side. Bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over and screen. Heated ladder towel rail.

Outside

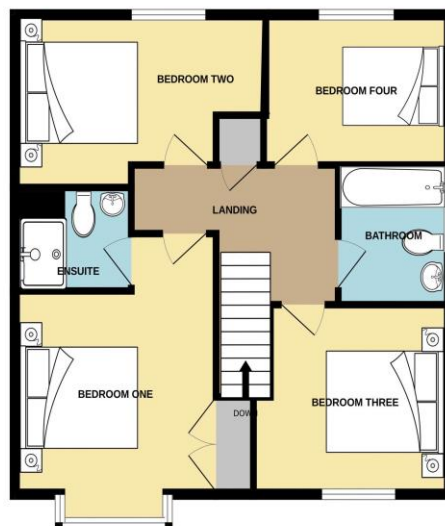
To the side of the property driveway leads to the garage. The driveway offers parking for up to three vehicles. The garage comes with up and over garage door, power and light connected. A side pedestrian door leads to the rear garden. The private west facing rear garden is mainly laid to lawn with extended patio seating area, stone shingle and established plants and bushes.



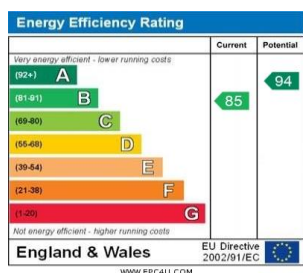
GROUND FLOOR



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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