



20 Laburnum Drive
Somerton, TA11 6LN

GeorgeJames PROPERTIES
EST. 2014

20 Laburnum Drive

Somerton, TA11 6LN

Guide Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

20 Laburnum Drive is a very well presented semi-detached house situated in a popular area of the town. The house occupies an elevated position with an open aspect to the front overlooking the Cary Valley. The property has accommodation comprising entrance porch and entrance hall, sitting room/dining room, newly fitted conservatory and modern kitchen. To the first floor there are three bedrooms and bathroom. Outside there are front and rear gardens and garage.

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

Entrance Porch 7' 5" x 4' 10" (2.25m x 1.48m)

Entrance door leads to the entrance porch with door to the hall.

Entrance Hall

Stairs to first floor, radiator.

Sitting/Dining Room 22' 1" x 11' 11" max (6.74m x 3.62m max)

Window to front with views and patio door leading to the conservatory. Two wall light points and radiator.



Conservatory 9' 6" x 9' 3" (2.90m x 2.83m)

Modern uPVC double glazed conservatory with door leading to the garden.

Kitchen 9' 11" x 8' 11" (3.03m x 2.71m)

Window to rear and part glazed door to side. Modern fitted kitchen comprising range of wall and base units with inset stainless steel sink/drainage unit and mixer tap. Built in four ring electric hob with electric oven under and stainless steel extractor canopy over. Built in appliances comprising fridge/freezer, dishwasher and washing machine, under stairs storage cupboard with shelving. Wall mounted gas fired boiler providing hot water and central heating.

First Floor Landing

Window to side, access to loft space with ladder and light, airing cupboard with shelving.

Bedroom One 11' 11" x 10' 6" max (3.62m x 3.19m max)

Window to front with views, built in double wardrobe, radiator.

Bedroom Two 11' 11" x 11' 6" max (3.62m x 3.50m max)

Window to rear, radiator.

Bedroom Three 9' 5" x 7' 2" (2.87m x 2.18m)

Window to front with views, bulkhead storage cupboard, radiator.

Bathroom

Windows to rear and side, modern bathroom suite comprising panelled bath with shower over and glass screen, pedestal hand basin with wall mounted mirror over, low level WC, part tiled walls, radiator.

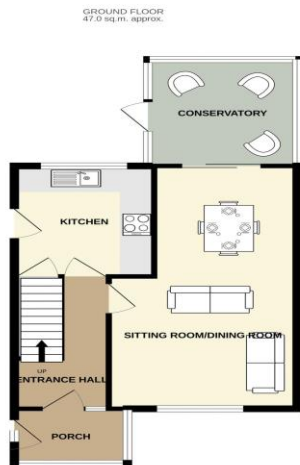
Outside

A side pedestrian gate and path leads to the front entrance door. The front garden is laid to lawn with flower and shrub borders, a side gate gives access to the side and rear gardens patio area, light and water tap. Access to the single garage.

Garage 16' 6" x 9' 6" (5.04m x 2.89m)

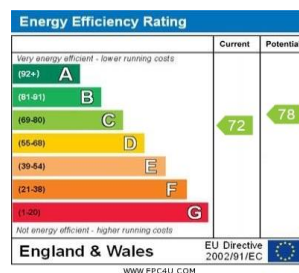
With newly fitted electric roller garage door, window to the rear, power and light. Side part glazed door to the rear garden.





TOTAL FLOOR AREA : 82.7 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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1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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