



24 Parklands Way
Somerton, TA11 6JG

GeorgeJames PROPERTIES
EST. 2014

24 Parklands Way

Somerton, TA11 6JG

Guide Price - £265,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

24 Parklands Way is a lovely semi-detached bungalow situated within this popular estate. Well designed accommodation includes a spacious entrance hall, kitchen and sitting room with fireplace. There are two good size bedrooms and bathroom. Outside there are attractive private gardens, useful off road parking for several vehicles and detached garage. The current owners have recently installed a modern air source heat pump which produces hot water and central heating along with solar panels providing great savings on energy costs and making this property extremely energy efficient.

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 and electricity are all connected. Modern air source heat pump producing hot water and central heating along with solar panels providing great savings on energy costs. Council tax band B.

Entrance Hall

With built in storage cupboard and built in airing cupboard housing hot water cylinder.



Kitchen 8' 10" x 8' 6" (2.70m x 2.60m)
With window to the front. Range of base and wall mounted units with single drainer sink unit and mixer tap. Built in oven and four ring hob with extractor hood. Space for fridge, washing machine and slimline dishwasher. Serving hatch to the sitting room and radiator.

Sitting Room 16' 10" x 10' 9" (5.14m x 3.27m)
With window to the front, radiator and fireplace.

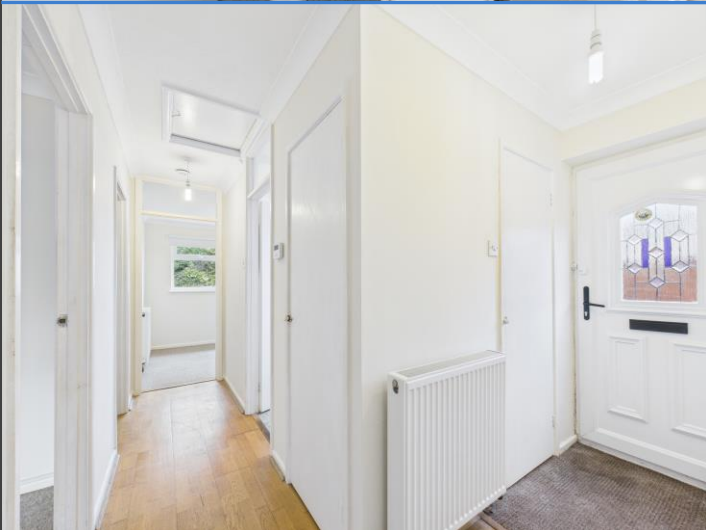
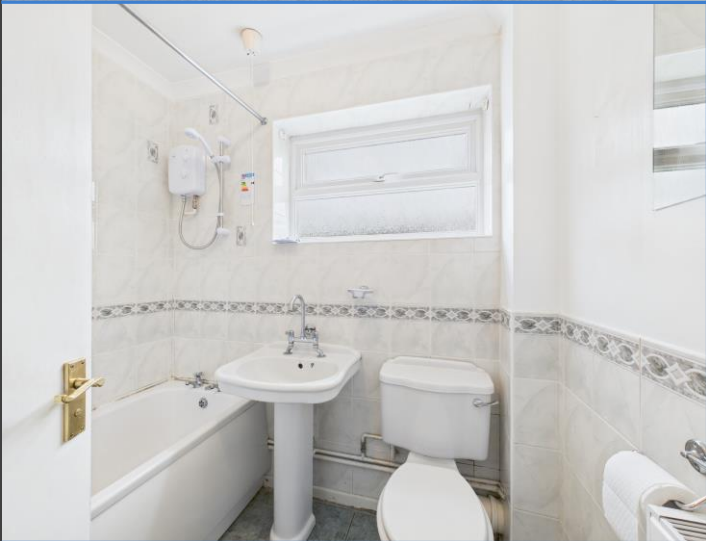
Bathroom
With window to the side, low level WC, wash hand basin and panelled bath with electric shower over. Radiator.

Bedroom 1 12' 7" x 10' 9" (3.84m x 3.27m)
With window to the rear and radiator.

Bedroom 2 8' 11" x 7' 11" (2.71m x 2.41m)
With window to the rear and radiator.

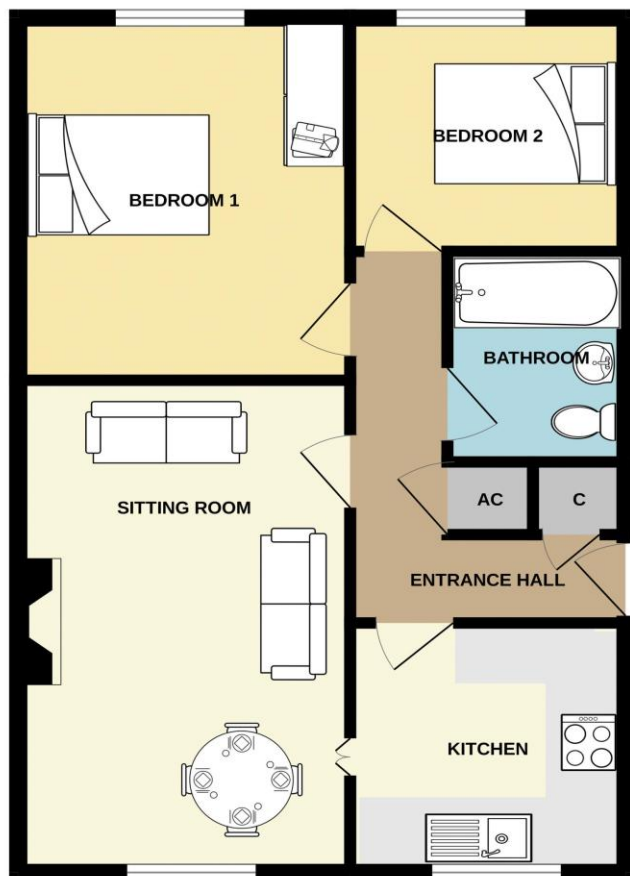
Outside
The property is approach via a driveway with off road parking. The front garden is laid to gravel with various flower and shrub beds. A gate leads to the private rear garden laid to patio with various shrubs and trees. Outside water tap and lighting.

Garage 17' 11" x 8' 11" (5.47m x 2.73m)
With electric up and over garage door, power and light connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
www.epc4u.com		

GROUND FLOOR
53.2 sq.m. approx.



TOTAL FLOOR AREA : 53.2 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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