



37 Russet Road
Somerton, TA11 6AU

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6AU

Guide Price - £375,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An imposing detached family house in a cul-de-sac location offering good size living space including entrance hall, cloakroom, kitchen/dining room, sitting room, four bedrooms and two bathrooms. The fitted kitchen includes integrated appliances including high level double oven, hob and hood, fridge freezer, washing machine and dishwasher. Outside there are south facing gardens to the rear and off road parking with a garage. The property comes with the remainder of an NHBC warranty.

Services

Mains water, drainage, gas and electricity are all connected. Council Tax Band E

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.

Entrance Hall

Entrance door leads to the entrance hall with stairs to the first floor and radiator.

Cloakroom

With window to the rear, low level WC and wash hand basin. Radiator.



Kitchen/Diner 18' 6" x 12' 1" (5.64m x 3.68m)

With two windows to front, radiator, French doors to rear, integrated dishwasher, fridge/freezer, with space for additional fridge/freezer and washing machine. Range of matching wall and base units with one and a half sink with drainer.

Living Room 18' 1" x 14' 0" (5.51m x 4.27m)

With windows to front, French doors to rear, radiator, under stairs storage cupboard.

First Floor Landing

With radiator, access to attic, storage cupboard.

Bedroom One 13' 2" x 10' 7" (4.01m x 3.23m)

With windows to the front, radiator, built-in wardrobes.

Ensuite Shower Room

With window to the rear, low level WC, wash hand basin and shower cubicle with mains shower. Ladder towel rail.

Bedroom Two 11' 3" x 10' 6" (3.43m x 3.20m)

With two windows to the front and radiators.

Bedroom Three 11' 3" x 8' 0" (3.43m x 2.44m)

With window to the rear and radiator.

Bedroom Four 9' 5" x 8' 1" (2.87m x 2.46m)

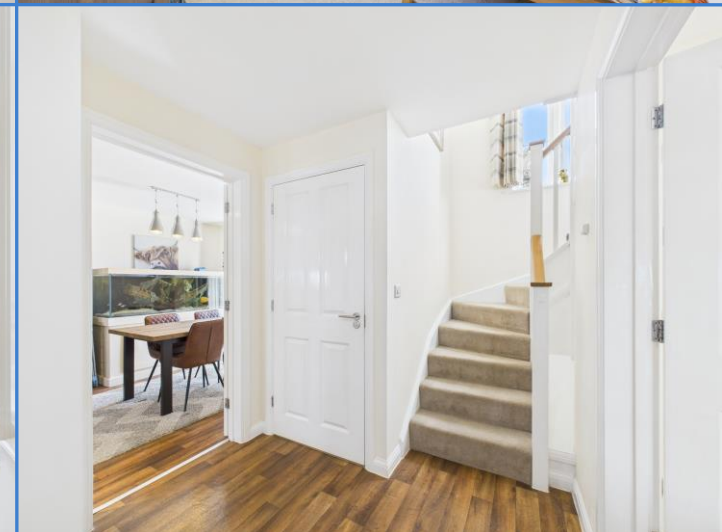
With window to the front and radiator.

Bathroom

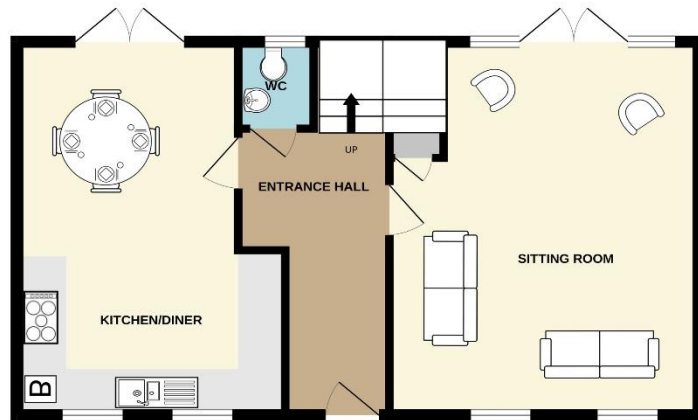
With window to the rear, low level WC, wash hand basin and panelled bath with shower over. Ladder towel rail.

Outside

There is a driveway for parking leading to a garage with an up and over door, with power and extra lighting installed. The fully enclosed rear garden has been improved by our sellers, with an extra large patio added for seating. There is a lawn, two garden sheds, outside tap, sockets and light, and is bordered by a variety of shrubs and flowers.



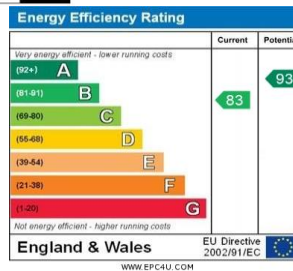
GROUND FLOOR



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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