



7 Blackthorn Way  
Somerton, TA11 6PL

GeorgeJames PROPERTIES  
EST. 2014



# 7 Blackthorn Way

Somerton, TA11 6PL

Guide Price - £335,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

7 Blackthorn Way is an attractive detached family home, situated on the popular 'Ricksey' development within walking distance of Ricksey Park and sports fields. Internally, the property could do with some updating, but offers a great chance to put your stamp on it, as it comes with generous living space including open plan living/dining, downstairs cloakroom, conservatory, three bedrooms with a shower ensuite to the master and a family bathroom. Externally, the property benefits from a driveway leading to a single garage with electric and power, and lovely front and rear gardens.

## 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 gas, electricity, drainage and water connected. Council Tax Band D

## Entrance Hall

With radiator and stairs rising to the first floor.

## Cloakroom

With frosted window to front, radiator, low level WC, corner sink unit.





**Open Plan Lounge/Diner** 25' 4" x 12' 6" (7.71m x 3.81m)

With window to front, sliding doors to conservatory to rear, two radiators, understairs cupboard.

**Conservatory** 11' 5" x 7' 9" (3.48m x 2.35m)

With attractive stone wall base, doors to rear garden.

**Kitchen** 10' 7" x 7' 9" (3.23m x 2.35m)

With window to rear, door to garage, radiator, range of matching wall and base units, gas hob and electric oven, space for dishwasher and fridge, wine rack and shelving, gas boiler providing hot water and heating.

**Bedroom One** 11' 9" x 9' 0" (3.58m x 2.74m)

With window to rear, radiator, built in wardrobes.

**Ensuite Shower Room**

With frosted window to rear, radiator, corner shower unit with mains shower, low level WC, vanity sink.

**Bedroom Two** 9' 5" x 8' 11" (2.87m x 2.71m)

With window to front, radiator, built in wardrobe.

**Bedroom Three** 13' 0" x 6' 9" (3.95m x 2.07m)

With two windows to the front, radiator, airing cupboard with hot water cylinder and shelving.

**Bathroom**

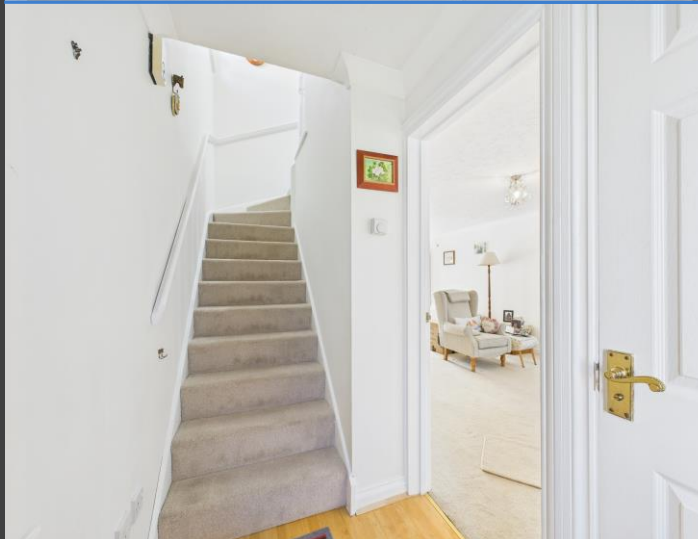
With frosted window to the side, radiator, panelled bath with telephone style taps, low level WC, sink.

**Outside**

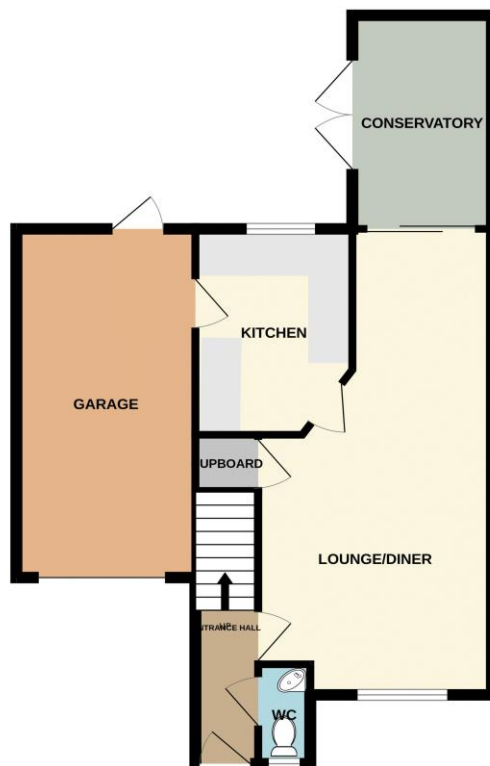
The property is situated at the end of a cul-de-sac, allowing for privacy. There is a driveway leading to the garage with up and over door, and a large area of lawn. A gate leads to the rear garden which is a good size and is laid to lawn, stone shingle and features an array of mature trees, bushes and shrubs.

**Garage** 17' 1" x 8' 3" (5.20m x 2.52m)

With up and over door, door to garden and kitchen, lighting and power.







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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 87        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 60      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
| WWW.EPC4U.COM                               |         |           |



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