



8 Cherry Close
Somerton, TA11 6FT

GeorgeJames PROPERTIES
EST. 2014

8 Cherry Close

Somerton, TA11 6FT

Guide Price - £320,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

8 Cherry Close is a modern end of terraced house built in 2022 by Bloor Homes and still retains the remainder of its NHBC guarantee. The house is very well presented throughout with accommodation comprising entrance hall, WC, sitting room and kitchen/dining room opening to the garden. To the first floor there are three bedrooms and bathroom. The main bedroom has an en-suite shower room. Outside there are three parking spaces with gate leading to the enclosed garden.

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

Entrance Hall

Part glazed entrance door leads to the entrance hall with stairs to the first floor, radiator and understairs storage cupboard.

WC

With low level WC, wash hand basin and radiator.

Sitting Room 15' 5" x 10' 7" (4.70m x 3.23m)

With windows to the front and side. Radiator.



Kitchen/Dining Room 15' 7" x 9' 1" (4.75m x 2.76m)

With window to the front and side, French doors leading to the garden. Radiator. Fitted kitchen comprising base and wall mounted units with one and a half bowl sink unit. Fitted appliances include dishwasher, washing machine and fridge freezer. Built in electric oven and four ring gas hob with glass splashback and stainless steel extractor hood over.

Landing

With built in airing cupboard and access hatch to the loft space.

Bedroom 1 8' 11" x 8' 10" (2.73m x 2.70m)

With window to the side. Radiator and built in mirror fronted wardrobe.

En-Suite Shower Room

With window to the front, bathroom suite comprising low level WC, vanity wash hand basin and large shower cubicle with mains shower. Heated ladder towel rail.

Bedroom 2 10' 9" max x 8' 6" max (3.27m max x 2.60m max)

With windows to the front and side, radiator.

Bedroom 3 10' 7" x 6' 7" (3.23m x 2.01m)

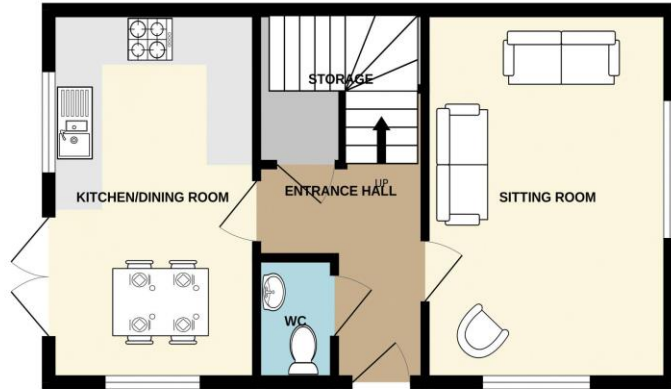
With window to the side. Radiator.

Outside

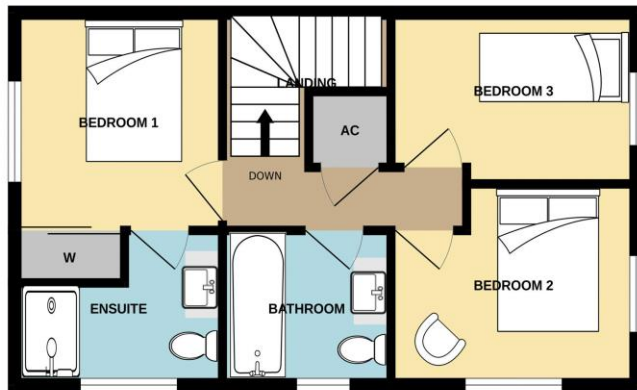
There are three off road parking space with the house and electric vehicle charging point. A gate leads to the enclosed garden with patio area and well stocked flower and shrub beds. There is an outside water tap and power points.



GROUND FLOOR
38.6 sq.m. approx.

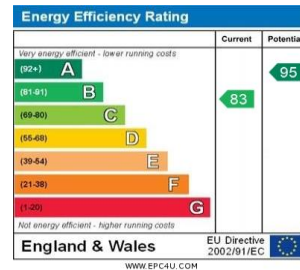


1ST FLOOR
38.6 sq.m. approx.



TOTAL FLOOR AREA : 77.2 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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