



14 Dairy Court
Somerton, TA11 6FR

GeorgeJames PROPERTIES
EST. 2014

14 Dairy Court

Somerton, TA11 6FR

Guide Price - £275,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Dairy Court is a small and exclusive development of just 14 properties comprising 2 and 3 bedroom houses and detached chalet bungalows built in 2021. Number 14 is an attractive semi detached house tucked away in the corner of the development, with accommodation comprising entrance hall, downstairs WC, kitchen and sitting room/dining room. To the first floor there are three bedrooms and bathroom. Outside there are two allocated parking spaces and lawned gardens. The property is advantageously offered with no onward chain, therefore our sellers can make a quick decision to serious buyers. The property would make an ideal first time home or rental investment.

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. Outside light and water tap. Remainder of a 10 year NHBC warranty.

Entrance Hall

Entrance door to the entrance hall with stairs to the first floor and built in cupboard.



WC

With radiator, low level WC and wash hand basin.

Sitting Room 15' 11" x 17' 7" (4.85m x 5.36m)

With French Doors to the rear, radiator, TV point, deep under stairs storage cupboard.

Kitchen 14' 5" x 8' 6" (4.40m x 2.59m)

With window to the front, range of base and wall mounted kitchen units with work surfaces over, built in oven and induction hob. Space for fridge freezer, dishwasher and washing machine.

Bedroom 1 13' 11" x 9' 2" (4.25m x 2.79m)

With window to the rear, radiator, fitted double wardrobe.

Bedroom 2 11' 9" x 9' 2" (3.59m x 2.79m)

With window to the front, radiator, fitted double wardrobe.

Bedroom 3 11' 2" x 6' 7" (3.40m x 2.00m)

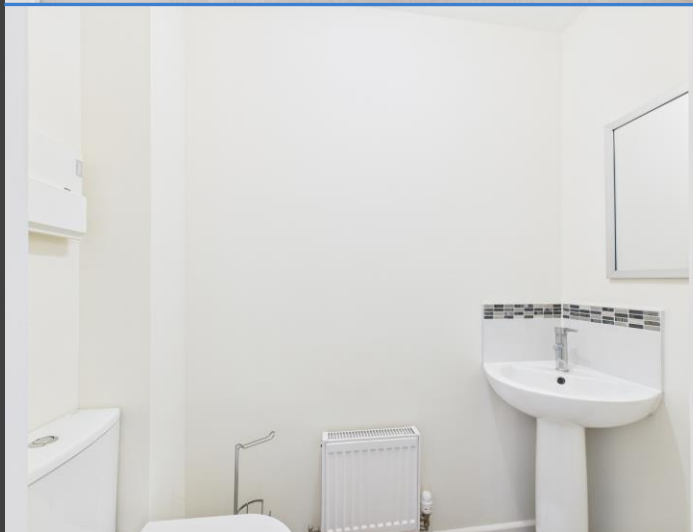
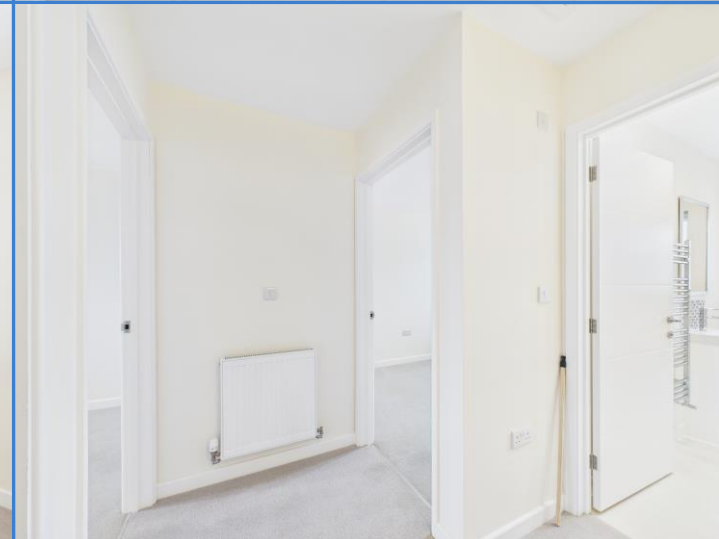
With window to the front, radiator, fitted storage cupboard.

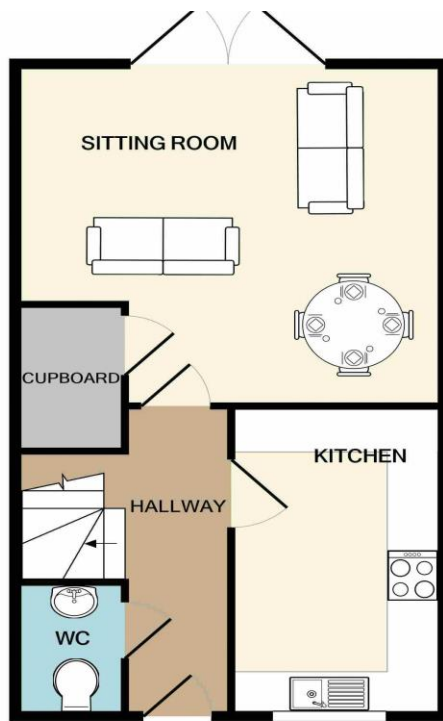
Bathroom

With frosted window to front, low level WC and wash hand basin. Panelled bath with mains shower over.

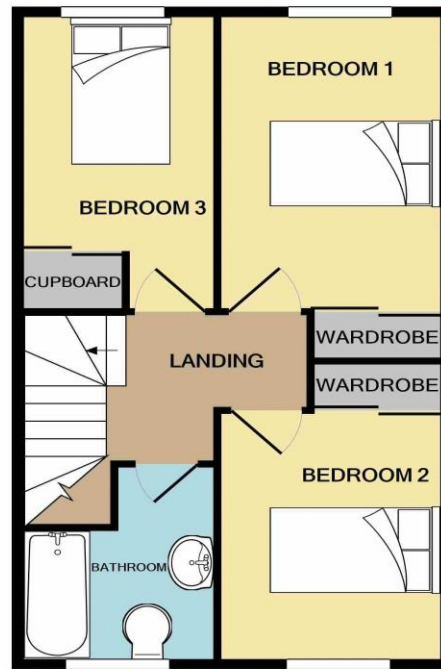
Outside

The property benefits from having two allocated parking spaces directly outside, with a side passage leading to the west facing rear garden and patio with outside tap.





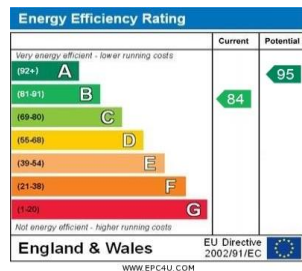
GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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