



55 Behind Berry
Somerton, TA11 6JY

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £265,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

55 Behind Berry is a beautifully presented semi-detached house situated close to the centre of Somerton. The property has been subject to a complete programme of modernisation by the current owners, including new windows and doors, installation of gas fired central heating as well as new kitchen and shower room. The accommodation has been slightly reconfigured with entrance hall, sitting room with French doors to the garden and wood burning stove, the kitchen has been opened up to incorporate a dining area. To the first floor there were originally three bedrooms but the owners have created two large double bedrooms and a modern shower room. The careful positioning of the electrics, lighting and radiators by the current owners would mean the reinstating of three bedrooms quite simple if required. Outside there are attractive gardens to the rear with driveway and ample parking to the front. A new garage has been constructed with a studio/work room to the rear.

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



Entrance Hall

Part glazed entrance door leading to the entrance hall. Stairs to the first floor.

Sitting Room 14' 10" x 11' 8" (4.52m x 3.55m)

With French doors to the rear garden, radiator and fireplace housing cast iron stove. Under stairs storage cupboard.

Kitchen/Dining Room 18' 3" x 9' 11" (5.57m x 3.01m)

With window to the front and rear. Range of modern kitchen units comprising base and wall units with work surfaces over. Peninsular breakfast bar. Built in electric oven with four ring electric hob over. Space for washing machine, tumble dryer and slim dishwasher. Radiator.

Landing

With window to the front. Built in airing cupboard housing gas combination boiler.

Bedroom 1 18' 2" x 10' 0" (5.53m x 3.06m)

With windows to the front and rear. Fitted mirror fronted wardrobes and two radiators.

Bedroom 2 7' 10" x 9' 6" (2.39m x 2.89m)

With window to the rear and fitted mirror fronted wardrobe.

Shower Room

With window to the side and impressive vaulted ceiling with exposed beams. Modern bathroom suite comprising vanity unit with low level WC and wash hand basin. Large shower cubicle with mains shower. Ladder heated towel rail.

Outside

A vehicular entrance with drive leading to the garage. There is additional parking to the front of the house. An access gate leads to the enclosed south facing rear garden with patio areas and artificial lawned area.

Garage 16' 2" x 8' 0" (4.94m x 2.44m)

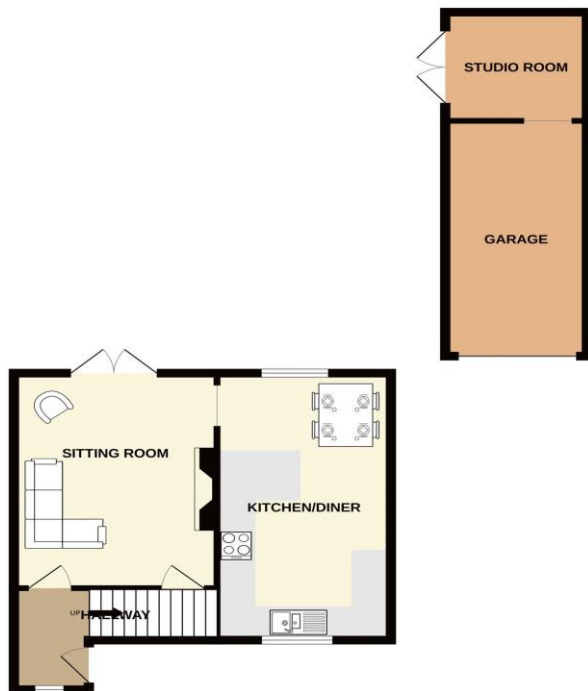
Newly built garage constructed of timber clad block elevations. Roller garage door, power and light connected. Internal doorway to the studio room/workshop.

Studio Room/Workshop 8' 0" x 8' 0" (2.45m x 2.44m)

With French doors to the garden. This useful area would suit as a work space, gym or office.



GROUND FLOOR
55.6 sq.m. approx.



1ST FLOOR
36.9 sq.m. approx.



TOTAL FLOOR AREA : 92.5 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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