



4 Orchid Road
Somerton, TA11 6DL

GeorgeJames PROPERTIES
EST. 2014

4 Orchid Road

Somerton, TA11 6DL

Guide Price - £369,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

A detached family home built in 2018 by David Wilson Homes, located on the popular Patch Meadows development. Accommodation includes four bedrooms with an en-suite to the main bedroom, there is a spacious kitchen/diner, separate sitting room and downstairs cloakroom. Outside there is a rear garden with patio area, driveway parking for approximately three vehicles and an oversized single garage.

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. Council tax band C. Gas fired central heating to radiators.

Entrance Hall

With window to side, stairs to first floor landing, under stairs storage cupboard, radiator.

Sitting Room 16' 1" x 10' 2" (4.91m x 3.10m)

With window to front and two radiators.



Cloakroom

With window to side, a pedestal wash hand basin with a single mixer tap and tiled splashback, WC and radiator.

Kitchen/Dining Room 18' 5" x 14' 1" (5.61m x 4.30m)

An open plan spacious room with a rear aspect window and double doors to the garden. The kitchen comprises a range of wall and base mounted storage units with roll-top worksurfaces with under-cupboard lighting. An inset stainless-steel sink with a single mixer tap and drainer unit, a 6 ring gas hob with extractor fan and acrylic splashback, built-in eye level fan assisted oven and grill. Built in appliances include a fridge, freezer and dishwasher. A large utility cupboard provided space and plumbing for a washing machine, space for a tumble dryer, a wall mounted Ideal combi boiler, extractor fan and lighting.

Landing

With hatch to the loft space, radiator and a large storage cupboard with shelving, clothes rail and lighting.

Bedroom 1 9' 3" x 9' 2" (2.83m x 2.80m)

With window to rear, radiator and a large recess for a triple wardrobe.

En-Suite Shower Room

With window to side, a large shower cubicle with an Aqualisa wall mounted shower and glazed sliding doors, a pedestal wash hand basin with a single mixer tap and a WC. Partly tiled walls, a wall mounted heated towel rail and extractor fan.

Bedroom 2 11' 9" x 9' 2" (3.58m x 2.80m)

With window to front, radiator.

Bedroom 3 9' 0" x 7' 2" (2.74m x 2.18m)

With window to front, radiator.

Bedroom 4 6' 10" x 9' 0" (2.08m x 2.74m)

With window to rear, a built-in bunk bed with ladder, desk below and clothes rail, radiator.

Bathroom

With window to side, suite comprises a panel enclosed bath with a single mixer tap, a pedestal wash hand basin with a single mixer tap and a WC. A wall mounted heated towel rail, partly tiled walls and extractor fan.

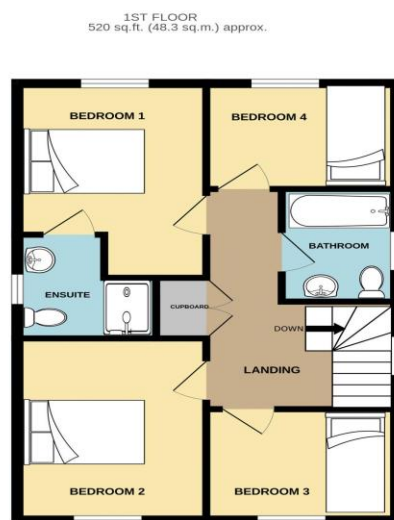
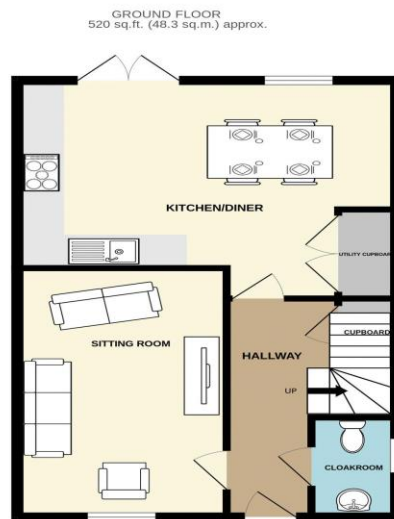
Outside

With side pedestrian access, patio and lawned garden.

Garage

This is an oversized single garage with a pitched roof providing storage space in the eaves. Accessed via an up and over door to the front, there are power points and lighting.

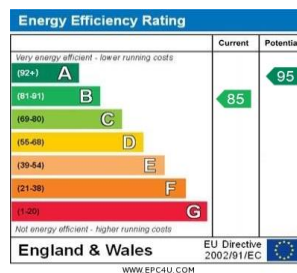




TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

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.

Made with Metropix ©2025



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.