



7 Bartletts Row
Somerton, TA11 6QW

GeorgeJames PROPERTIES

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Guide Price - £160,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

A beautifully presented terraced cottage. Fully renovated and modernised by the present owners this lovely terraced cottage has accommodation comprising sitting room with feature stone fireplace, newly fitted kitchen and utility cupboard. To the first floor there is a double bedroom and modern stylish shower room. To the rear of the cottage is an enclosed west facing courtyard garden and rear pedestrian gate.

Services

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

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.

Entrance Porch

Entrance door leads to a porch with door to the sitting room.

Sitting Room 13' 9" x 11' 10" (4.20m x 3.60m)

With window to the front, radiator, stone feature fireplace and oak flooring.



Kitchen 9' 6" x 8' 8" (2.90m x 2.65m)

With window to the rear and glazed door to the rear courtyard. Range of modern base and wall units with oak work surfaces over. Built in fridge freezer, single drainer stainless steel sink unit with mixer tap and space for a 900mm cooker. Large under stairs cupboard with space and plumbing for a washing machine and tumble dryer.

Landing

A good size landing with window to the rear and access to the loft space. The loft has been part boarded.

Bedroom 1 12' 6" x 9' 2" (3.80m x 2.80m)

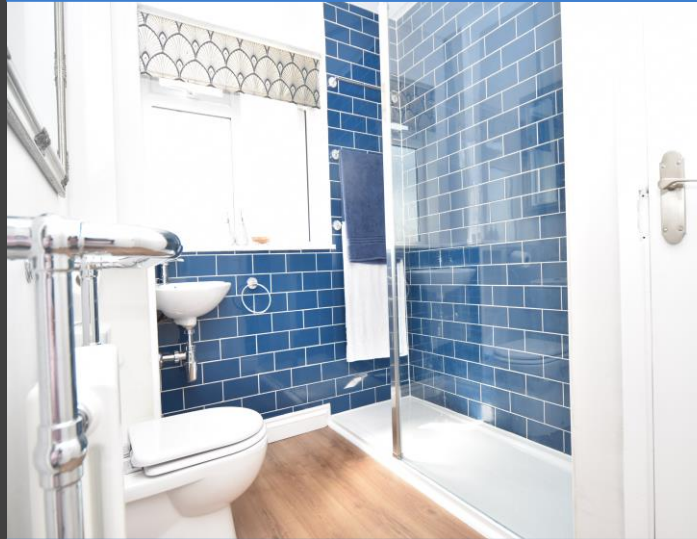
With window to the front and radiator. Feature stone fireplace.

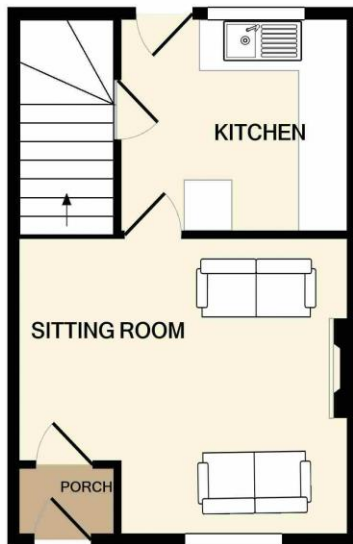
Shower Room 8' 9" x 6' 7" (2.67m x 2.00m)

With window to the rear, low level WC and wash hand basin. Large shower cubicle with mains shower. Heated towel rail. Built in cupboard housing gas combination boiler. providing hot water and central heating.

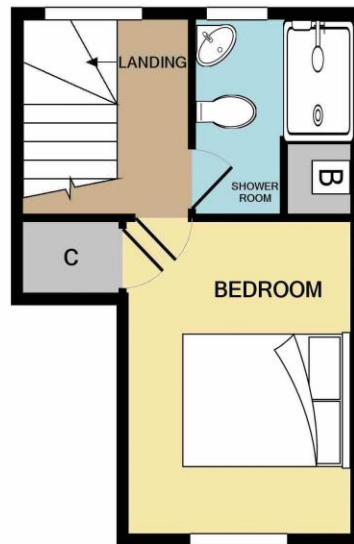
Outside

To the rear of the property there is a courtyard area with pedestrian gate giving access to Sutton Road. There is an area of lawn that is shared by all the residents of Bartletts Row.





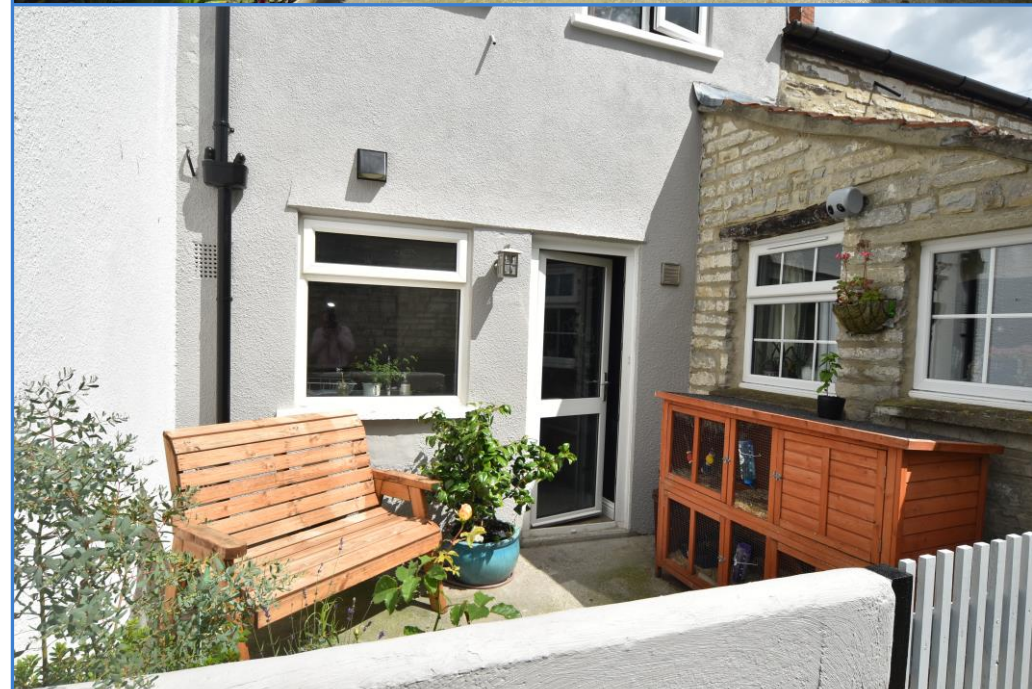
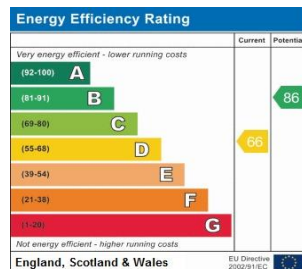
GROUND FLOOR
APPROX. FLOOR
AREA 282 SQ.FT.
(26.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 524 SQ.FT. (48.7 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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