



Tiddlywinks
Somerton, Somerset, TA11 7PR

Guide Price £225,000

2 bedrooms
Ref:EH001436



ENGLISH HOMES

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Overview

- Period 2 bedroom cottage
- Central town location
- Enclosed garden
- Well presented property
- Kitchen/dining room
- Gas central heating
- Ideal for first time and investment buyers alike



A well presented character cottage located in the heart of the popular town of Somerton. This extended cottage is deceptive in size with accommodation comprising lounge, kitchen/dining room, shower room and 2 bedrooms. With benefits including period features with feature fireplace and beams to ceiling, gas fired central heating, uPVC double glazing and enclosed garden. Ideal for both first time or investment buyers alike.



Accommodation:

Living Room: 16' 9" x 14' 1" (5.11m x 4.28m)
Max measurement

Opaque uPVC double glazed door provides access, front aspect uPVC double glazed with deep window sill, beam to ceiling, inset spot lights, smoke detector, laminate flooring, feature fireplace, under stairs storage cupboard, stairs rising to first floor landing, archway through to:

Kitchen/Dining Room: 15' 10" x 9' 6" (4.83m x 2.90m)

Dual aspect uPVC double glazed windows to the rear and side, sink and drainer with mixer taps, a range of low level and wall mounted kitchen units, roll top work surfaces, space for range cooker, extractor hood over, display cabinets, tiled splash backs, space for upright fridge and freezer, inset spot lights, radiator, laminate flooring, uPVC double glazed door to the rear garden, door to utility cupboard with space and plumbing for washing machine and gas combination boiler, door through to:



Shower Room:

Dual aspect uPVC double glazed windows to the rear and side, shower cubicle with waterfall shower head, low level dual flush toilet, vanity wash hand basin with cupboard under and mixer taps, radiator, tiled to full height, inset spot lights, extractor fan, tiled flooring.

First Floor Landing:

Inset spot lights, doors leading off to:

Bedroom 1: 13' 7" x 10' 5" (4.15m x 3.17m)

Front aspect uPVC double glazed window, radiator, beam to ceiling, inset spot lights, loft hatch access.

Bedroom 2: 9' 11" x 6' 6" (3.02m x 1.98m)

Max into door recess

Rear aspect uPVC double glazed window, radiator, inset spot lights.

Outside:

To the rear of the property is a paved patio area with steps to a level lawn garden. To the rear is a raised decking area ideal to catch the afternoon sun. Enclosed is a shed and the garden is surrounded by both stone wall and fence panels.



Directions:

On entering Somerton from the Langport direction continue along the B3153 towards the town, at the Royal Oak roundabout take the right hand turning. The property is located a short distance on the left hand side denoted by and English Homes For Sale board.

Amenities:

Somerton is a popular market town with a range of everyday amenities including shops, schools, bank, library, opticians, doctors, butchers, dentists, vets, solicitors, churches & public houses. On the edge of town is the Bancombe trading estate with a wide range of businesses. There is a strong local community with different clubs for all ages including gardening, bowls, tennis, rugby, football and U3A club. Somerton is in The Huish Academy catchment area. The towns of Yeovil, Street and Taunton offer a

larger choice of amenities including rail links at Yeovil (Waterloo and Paddington), Castle Cary and Taunton (Paddington). Nearby there are road links at Ilchester to the A303 and at Taunton M5 motorway network.

VIEWINGS BY APPOINTMENT ONLY:

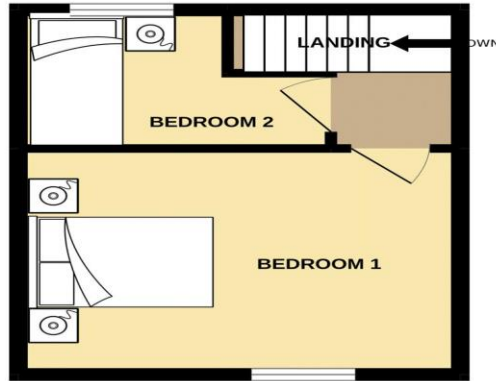
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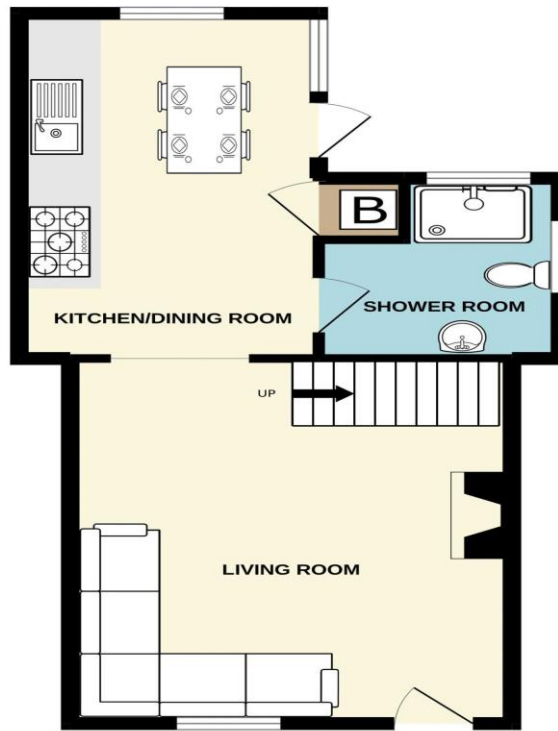
Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through

our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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