



6 The Bakeries,
Somerton, Somerset, TA11 6TZ

Guide Price £275,000

3 bedrooms
Ref:EH001876



ENGLISH HOMES

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Overview

- A Modern End Terraced House
- 3 Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Down Stairs Cloakroom
- Front, Side and Rear Gardens
- Two Allocated Parking Spaces
- Gas Central Heating and Double Glazing
- No Onward Chain



A modern end terraced house situated in a cul-de-sac with gardens and parking and is offered with no onward chain! Further benefits include uPVC double glazing, gas central heating, cul-de-sac location and is within convenient access to Somerton town centre. With accommodation comprising entrance hall, cloakroom, living room, kitchen/breakfast room, 3 bedrooms and family bathroom.



Accommodation

Entrance Porch

Front door opening into hall, door to reception room, door to;

Downstairs Cloakroom

Low level WC, wash hand basin, side aspect uPVC double glazed window and radiator.

Living Room/Dining Room 15' 6" x 15' 7"

(4.73m x 4.76m) inclusive of stairs

uPVC double glazed window to front aspect, radiator, stairs leading to first floor with under stairs storage cupboards and door to;

Kitchen/Breakfast Room 15' 7" x 9' 2" (4.76m x 2.80m)

Rear aspect uPVC double glazed window, fitted with a range of modern wall, base and drawer units, work surface over and inset with stainless steel sink drainer. Split level oven and separate hob, extractor, space and plumbing for washing machine and dishwasher, space for fridge/freezer. Radiator and door to garden.



First Floor Landing

Access to loft and built in storage cupboard - shelved. Doors to;

Bedroom 1 12' 11" x 8' 8" (3.93m x 2.63m)

Double glazed window, built in single wardrobe and radiator.

Bedroom 2 9' 9" x 8' 8" (2.96m x 2.64m)

Rear aspect uPVC double glazed window, built in single wardrobe, radiator.

Bedroom 3 6' 9" x 6' 9" (2.06m x 2.06m)

excluding recess

Front aspect uPVC double glazed window, radiator and cupboard built over stairs.

Bathroom

Rear aspect uPVC double glazed window, bath with shower over, tiling, WC, wash hand basin and radiator.

Outside
Front, Side and Rear Garden

Path leads to front door, gravelled area leading from front around the side of the house with established shrubs. The rear garden is also gravelled with a seating area and is low in maintenance. Patio area, flower and shrub beds, a wooden bin store and pedestrian gate to side.

Parking

The property is offered with two allocated parking spaces next to the property.


Directions:

What3words: ///handbag.digests.icicles

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.

Services:

The property is connected to mains water, drainage, electricity and gas.

VIEWINGS BY APPOINTMENT:

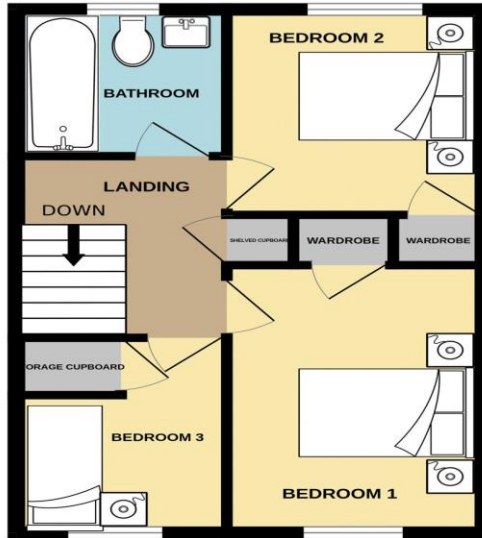
Langport Office 01458 252530

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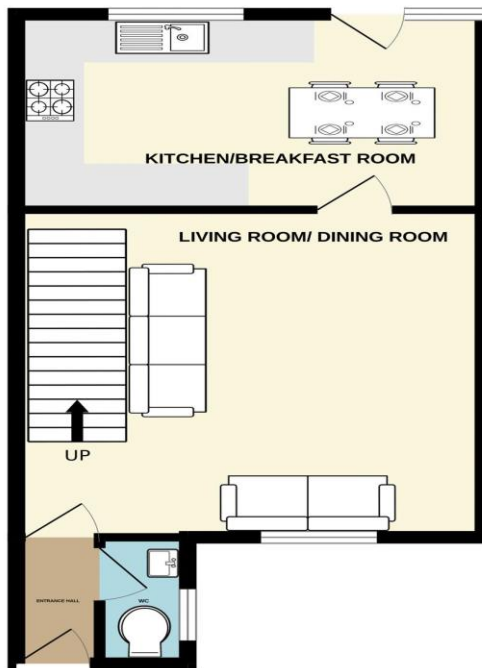
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1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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