



6 Dairy Court,
Somerton, Somerset, TA11 6FR

Guide Price £282,500

3 bedrooms
Ref:EH001884



ENGLISH HOMES

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Overview

- 3 Bedroom end of terrace house
- Master with en-suite
- Cul-de-sac location
- "B" EPC rating
- Immaculate in presentation
- Cloakroom
- Remainder of 10 year NHBC guarantee
- Fitted kitchen with built in appliances
- Off road parking for 2 vehicles



If you are looking for a modern property which is immaculate in presentation, this is the property for you. Located in a small cul-de-sac within convenient access to the popular town of Somerton. The property is offered with the benefits of the remainder of an NHBC guarantee, a "B" EPC rating, master with en-suite, cloakroom, a West facing low maintenance garden and off road parking for 2 vehicles. Internal viewing is a must to appreciate the standard of this lovely family home.



ACCOMMODATION:

Opaque glass panel door provides access to:

Hallway:

Laminate flooring, radiator, thermostatic control, smoke detector, storage/cloaks cupboard, doors off to:

Cloakroom:

Low level dual flush toilet, corner wash hand basin, radiator, laminate flooring, extractor fan, tiled splash backs.

Living/Dining Room: 16' 8" x 14' 1" (5.08m x 4.30m)

Max measurements. 2 full length uPVC double glazed windows, uPVC double glazed French doors to rear garden, mock feature fireplace with wood mantel, laminate flooring, radiator, pendant lighting, under stairs storage cupboard.

Kitchen/Breakfast Room: 15' 5" x 7' 0" (4.71m x 2.14m)

Front aspect uPVC double glazed window, mosaic tiled window sill, 1 1/2 bowl stainless steel sink and drainer with mixer taps, a range of low level and wall mounted kitchen units,



roll top work surfaces, integrated washing machine, dish washer, fridge and freezer, 4 ring induction hob, electric oven, concealed extractor fan and light over, tiled splash backs, radiator, inset spot lights.

First Floor Landing:

Loft hatch access, airing cupboard with slatted shelving, smoke detector, doors off to:

Bedroom 1: 14' 1" x 8' 6" (4.30m x 2.60m)

Max measurement. Side aspect uPVC double glazed window, radiator, doors to:

En-Suite:

Double shower cubicle, vanity wash hand basin with mixer taps, low level dual flush toilet, heated towel rail, inset spot lights, extractor fan.

Bedroom 2: 13' 10" x 7' 1" (4.22m x 2.16m)

Front aspect uPVC double glazed window, radiator.

Bedroom 3: 9' 7" x 6' 8" (2.91m x 2.03m)

Front aspect uPVC double glazed window, radiator.

Bathroom:

Bath with side panel, mixer taps and mains fed shower with glass shower screen, Vanity wash hand basin, low level dual flush toilet, tiled splash backs, inset spot lights, heated towel rail, extractor fan.

Outside:

Front & Parking:

There is a tarmac area to the front providing off road parking for 2 vehicles.



There is a gravelled frontage and a paved path and gate leading to the rear.

Rear:

This is an immaculately presented and designed rear garden, being a low maintenance garden which you can just sit out in the sun to enjoy a book. There is a paved patio area with a gravelled garden. To the rear is a raised bed with wooden sleepers and slate chippings. Enclosed is a garden shed which has power and lighting and the garden is enclosed by fence panels.

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.

Agents Note:

There is a management charge of £35 per month for the upkeep of the cul-de-sac.

Directions:

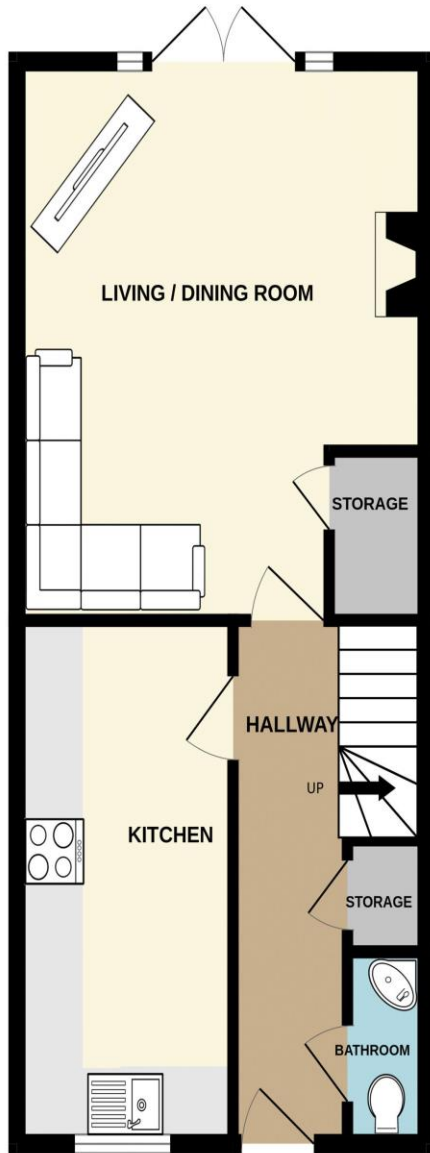
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VIEWINGS BY APPOINTMENT:

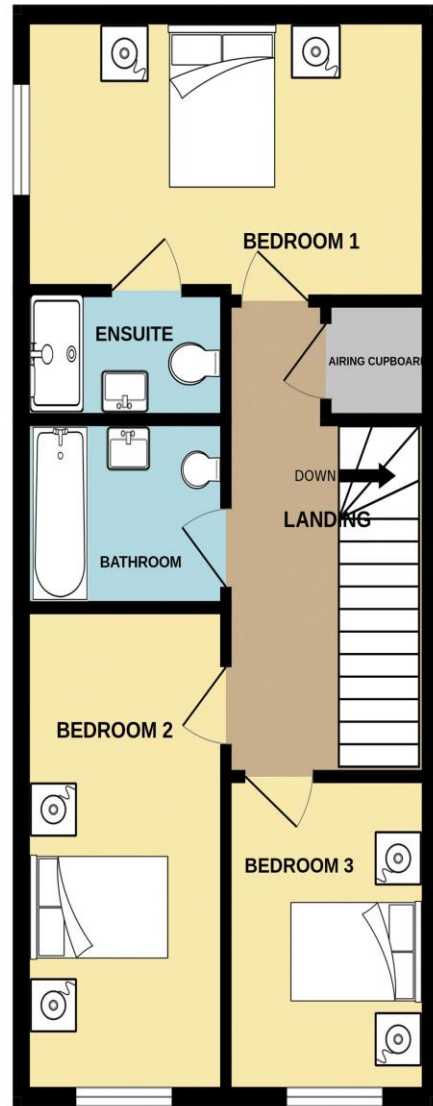
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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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