



6 Pepper Drive,
Somerton, Somerset, TA11 6GA

Guide Price £350,000

3 bedrooms
Ref:EH001950



ENGLISH HOMES

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Overview

- 3 Bedroom detached house
- Private cul-de-sac
- Quiet location
- Convenient access to town, facilities and sports field
- Master with en-suite
- Cloakroom
- Garage & off road parking
- Offered with no onward chain



A detached 3 bedroom house located at the end of a small cul-de-sac which has come to the market with no onward chain. Built by Allison Homes in 2022 with a 8 year building warranty remaining, the property comes with further benefits including larger well landscaped garden plot, garage, off road parking, cloakroom, master with en-suite, uPVC double glazing and gas central heating. Ideal if you are looking for a low maintenance property which you can simply move your furniture into or as an investment property.



ACCOMMODATION:

Opaque double glazed glass panel door to:

Hallway:

Stairs rising to first floor landing, Karndean flooring, smoke detector, doors off to:

Living Room: 18' 3" x 9' 9" (5.56m x 2.98m)

Dual aspect uPVC double glazed windows, radiators, uPVC double glazed French doors to rear garden.

Kitchen/Dining Room: 18' 3" x 12' 1" (5.57m x 3.68m)

Max measurements. Triple aspect uPVC double glazed windows, 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, built in oven and grill, built in induction hob, stainless steel extractor hood over, space and plumbing for washing machine, space for upright fridge/freezer, Karndean flooring, spot lights, smoke detector, door to under stairs storage cupboard, door to:

Cloakroom:

Rear aspect opaque uPVC double glazed window, low level dual flush toilet, pedestal



wash hand basin, tiled splash backs, radiator, extractor fan, Karndean flooring.

First Floor Landing:

Rear aspect uPVC double glazed window, radiator, smoke detector, storage cupboard, doors off to:

Bedroom 1: 11' 7" x 10' 0" (3.53m x 3.05m)

Max measurements. Front aspect uPVC double glazed window, radiator, doors off to:

En-Suite:

Front aspect opaque uPVC double glazed window, shower cubicle, low level dual flush toilet, pedestal wash hand basin with mixer taps, heated towel rail, tiled to 1/2 height, Karndean flooring, extractor fan.

Bedroom 2: 12' 1" x 10' 0" (3.68m x 3.06m)

Max measurements. Front aspect uPVC double glazed window, radiator.

Bedroom 3: 8' 0" x 8' 0" (2.44m x 2.44m)

Max measurements. Rear aspect uPVC double glazed window, radiator.

Bathroom:

Rear aspect opaque uPVC double glazed window, bath with side panel, low level dual flush toilet, pedestal wash hand basin with mixer taps, heated towel rail, tiled splash backs, extractor fan, laminate flooring.

Outside:

Front:

A paved path with covered entrance provides access with a small lawned & gravelled frontage.



Garage & Parking: 19' 11" x 10' 8" (6.08m x 3.24m)

There is a tarmac driveway providing off road parking for numerous vehicles and access to the detached garage. The garage has a metal up and over door, power, lighting, with additional strip lights with storage space above and an outlet for EV point.

Rear:

With a larger than average rear garden for the development which has a paved patio area and the garden laid to lawn with a fence panel border.

Services:

The property is connected to mains electricity, water, drainage, with gas fired central heating.

Service Charge:

There is a £250 annual charge for the upkeep of the estate.

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.

Directions:

What3words: ///trombone.plodding.studs

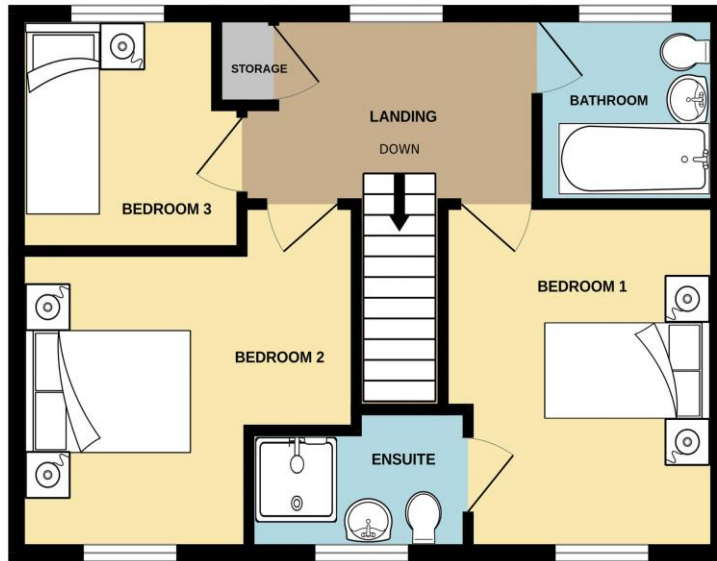
VIEWINGS BY APPOINTMENT:

Langport Office 01458 252530

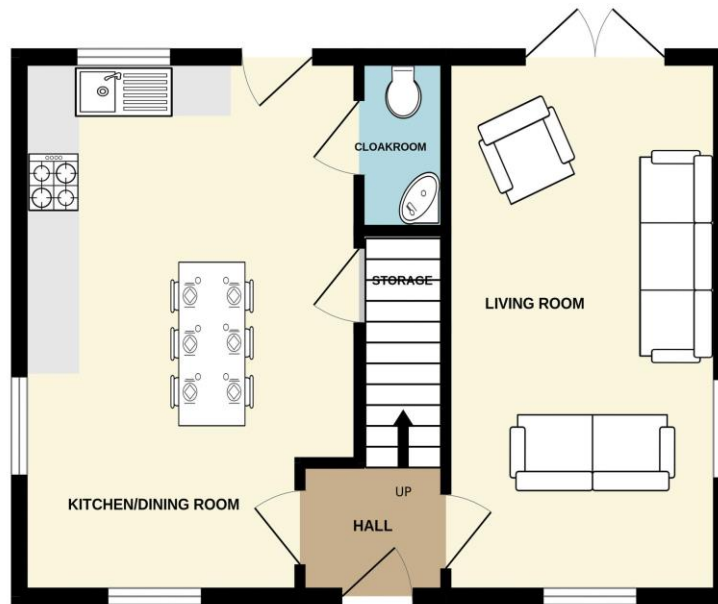
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Disclaimers: Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only, especially L shaped and attic rooms, and land. Fixtures & fittings 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

1ST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(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	

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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