



3 Dales House, Behind Berry,  
Somerton, Somerset, TA11 6JY

Guide Price £150,000

2 bedrooms  
Ref:EH001975



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## Overview

- First floor flat
- 2 bedrooms
- Sitting room
- Kitchen
- Bathroom
- Off road parking for 2 vehicles
- Electric heating (Economy 7)
- No Onward Chain
- uPVC double glazing
- Ideal first time or investment buy



A purpose built two bedroom first floor flat comprising sitting room, kitchen and bathroom. With benefits of being no onward chain, own separate entrance, uPVC double glazing and allocated parking spaces for 2 vehicles. The property is ideal for both first time buyers or investment buyers alike.



**Accommodation:**

A timber glazed door opens to private entrance with carpeted stairs to the first floor.

**Hallway:**

Fitted carpet, night storage heater, airing cupboard housing a factory lagged hot water tank, loft hatch access which is partially boarded, doors to

**Sitting Room: 13'1" by 10'8" (3m 99cm x 3m 25cm)**

Fitted carpet, night storage heater, uPVC double glazed window to the front.

**Kitchen: 11'9" by 7'4" (3m 58cm x 2m 24cm)**

Storage cupboards above and below roll edged worktops, space for electric oven, stainless steel sink and drainer, space for under counter fridge and freezer, space and plumbing for washing machine and tumble drier, uPVC double glazed window to the rear.

**Bedroom 1: 13'1" by 7'10" (3m 99cm x 2m 39cm)**

Fitted carpet, electric panel radiator, built in wardrobe, uPVC double glazed window to the front.

**Bedroom 2: 11'7" by 8'11" (3m 53cm x 2m 72cm)**

Fitted carpet, panel radiator, uPVC double glazed window to the rear.

**Bathroom:**

Panelled bath with electric shower over, low level WC, pedestal wash basin, tiles to splash prone areas, wall mounted electric fan heater, tiled floor, tiled splash backs, uPVC double glazed window to rear.

**Outside & Off Road Parking:**

To the rear of the property is a small carpark for the four flats. The property has two allocated spaces.

**Directions:**

What3words: ///crowned.brush.aviators

**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 and electricity.

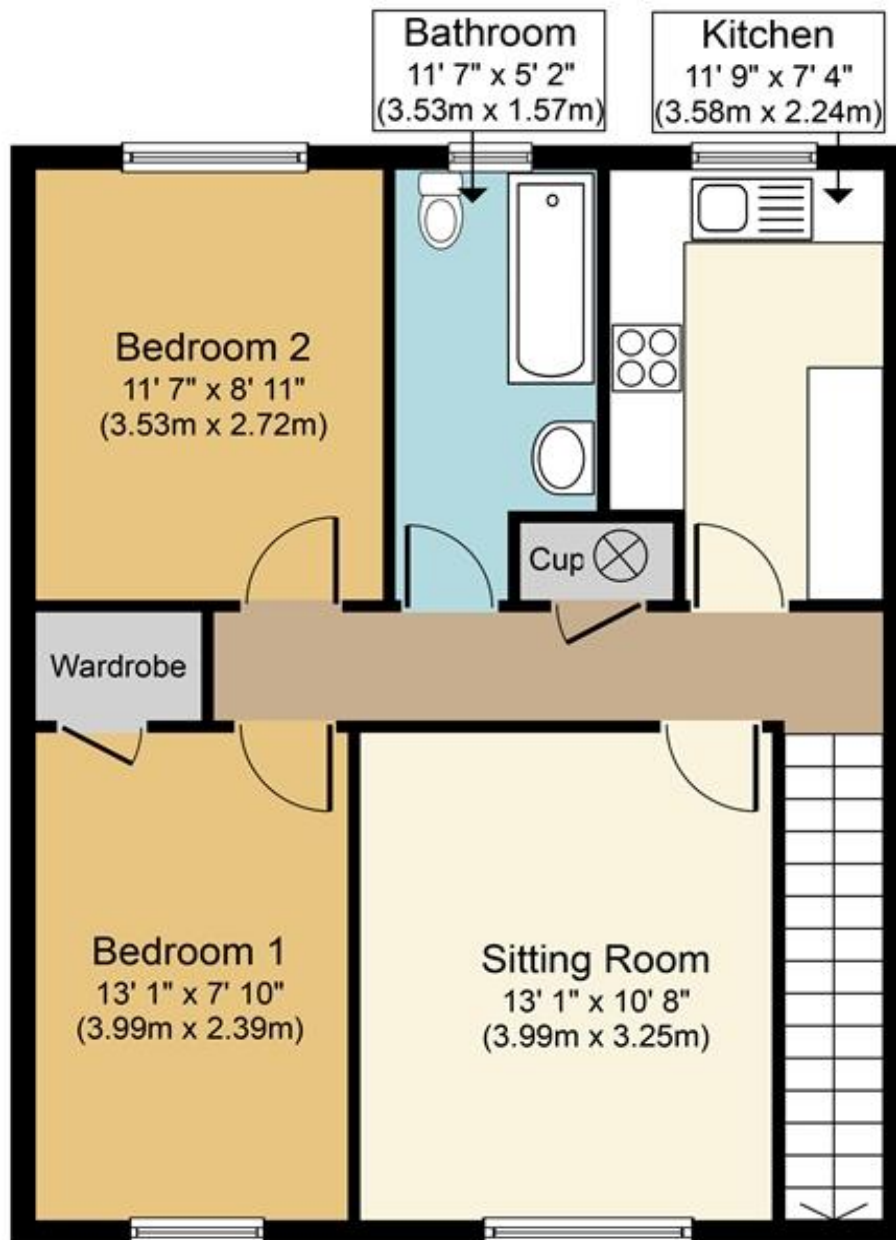
**VIEWINGS STRICTLY BY APPOINTMENT:**

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



**Approximate Floor Area**  
**628 sq. ft.**  
**(58.3 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 or tenant. 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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