



87 St. Cleers Orchard,  
Somerton, Somerset, TA11 6QX

Guide Price £275,000

3 bedrooms  
Ref:EH001820



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## Overview

- A 2/3 bedroom semi detached bungalow
- No onward chain
- Garage & gated off road parking
- Large level lawned garden
- Cul-de-sac location
- Shower Room
- uPVC double glazing
- Oil fired central heating



Located at the end of a cul-de-sac is this 2/3 bedroom semi detached bungalow. The property benefits from no onward chain, level lawned garden, ideal for gardeners, garage, gated off road parking, oil fired central heating and uPVC double glazing. The property is versatile in it's use depending on family size.



### Accommodation:

Opaque UPVC double glazed door gives access to:

### Hallway:

Radiator, smoke detector, loft hatch access , doors leading off to:

### Living Room: 15' 7" x 10' 11" (4.74m x 3.34m)

Front aspect UPVC double glazed window, radiators, fireplace with stone hearth and surround, wood mantle, electric coal effect fire, coving, serving hatch through to kitchen.

### Kitchen: 11' 4" x 7' 4" (3.46m x 2.23m)

Rear aspect UPVC double glazed window, stainless steel sink and drainer with mixer tap, a range of low level and wall mounted kitchen units, roll top work surfaces, built in halogen hob and electric oven with extractor fan over, tiled splashbacks, space and plumbing for washing machine, space for under counter fridge, radiator, strip light, UPVC double glazed door giving access to the rear garden.





**Bedroom 1: 11' 11" x 8' 11" (3.63m x 2.71m)**

Max measurements into wardrobe. Front aspect UPVC double glazed window, radiator, two built in double wardrobes with cupboard above, coving.

**Bedroom 2: 9' 10" x 7' 11" (2.99m x 2.41m)**

Max Measurement. Rear aspect UPVC double glazed window, radiator, airing cupboard with slatted shelving, built in single wardrobe with cupboard above, radiator, coving.

**Bedroom 3 / Study: 8' 6" x 5' 10" (2.59m x 1.78m)**

Side aspect UPVC double glazed window, radiator, oil fired combination boiler serving both the domestic heating and hot water.

**Shower Room:**

Rear aspect opaque UPVC double glazed window, shower cubicle, Triton electric shower, low level toilet, vanity wash hand basin, integrated cupboard, tiled splashback, radiator, electric fan heater.

**Outside:**
**Front & Parking:**

Iron trellis gate to a tarmacadam driveway with gravelled frontage, a brick wall to the front, side fence panels.


**VIEWINGS BY APPOINTMENT:**

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**Garage:**

Metal up and over door, power, lighting, opaque UPVC double glazed window to the rear, opaque UPVC double glazed door to the rear garden

**Rear Garden:**

Paved patio area, garden is laid mainly to lawn with a central concrete path, enclosed is a shed and oil tank, fence panels surround.

**Directions:**

What3words:///shred.thickened.greet

**Amenities:**

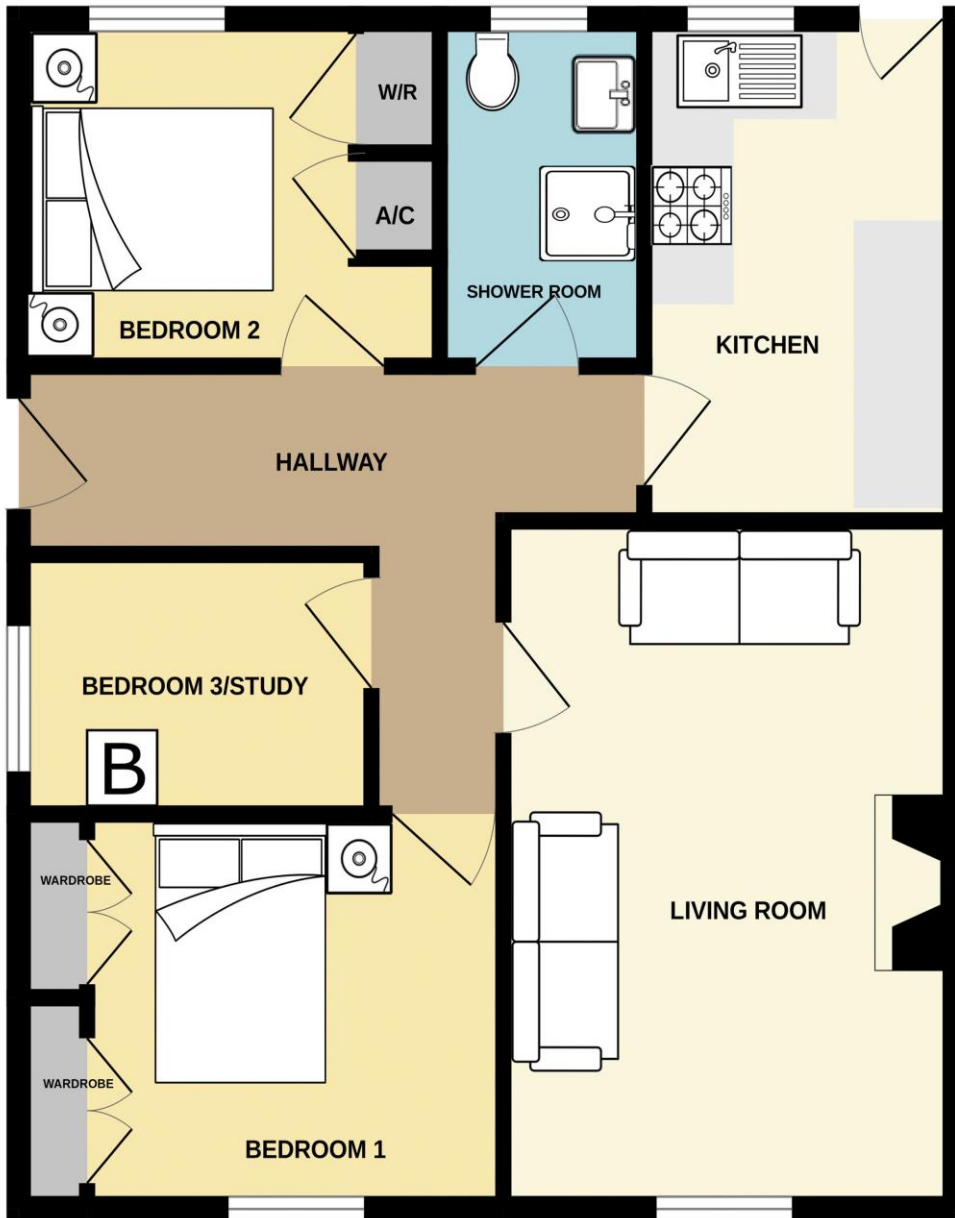
Somerton is a popular market town with a range of everyday amenities including shops, schools, bank, library, opticians, doctors, butchers, dentists, vets, solicitors, churches & public

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. The property has oil fired central heating. Council Tax Band: C EPC: D

# GROUND FLOOR



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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	www.epc4u.com	



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