



2 The Court, Water Lane,  
SOMERTON, Somerset, TA11 6AP

£220,000

2 bedrooms  
Ref:EH001917



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## Overview

- Small development.
- Allocated parking.
- Private rear garden.
- Central location close to amenities.
- Gas central heating and double glazing.
- Good size loft space.
- Gas central heating and double glazing.



An excellent two bedroom semi-detached property located in a tucked away location just off a popular lane in this popular market town. Accommodation comprises two bedrooms and a bathroom upstairs with a lounge/diner, kitchen/breakfast room and cloakroom downstairs. The property also benefits from two allocated parking spaces near to the property and a private rear garden. No onward chain.



A part glazed uPVC door opens into:

**Entrance Lobby:** There is a burglar alarm panel, a door to the cloakroom and an opening to the lounge.

**Cloakroom:** 5' 10" x 3' 0" (1.77m x 0.92m)

There is one window to the front, one radiator, a white suite comprising a low level W.C. and a pedestal hand wash basin.

**Lounge:** 16' 4" x 12' 4" (4.97m x 3.75m)

There is one window to the front, one radiator, stairs rise to the first floor and a door opens to:

**Kitchen/Breakfast Room:** 16' 4" x 7' 5" (4.97m x 2.25m)

A fitted kitchen with cream coloured wall hung, floor standing and drawer storage cupboards above and below a rolled edge work surface with a tiled splash back. An Schott Ceran electric hob with filtration fan above and electric oven below are included in the sale along with an integral dishwasher. There is one radiator, space and plumbing for a washing



machine and space for an upright fridge/freezer. There is one window and a pedestrian door that opens to the rear and there is a useful under stairs cupboard.

Stairs rise to the first floor:

**Landing:** There is one window to the rear and doors lead off to:

**Bedroom 1: 11' 8" x 8' 5" (3.55m x 2.57m)**  
There is one window to the front, one radiator and a built in wardrobe.

**Bedroom 2: 8' 9" x 7' 7" (2.67m x 2.31m)**  
There is one window to the front, one radiator and a small built in wardrobe over the stairs. Loft entrance hatch.

**Loft: 16' 5" x 10' 6" (5m x 3.19m) Boarded area measured** A useful space with good head height, part boarded, light and power is available here. The Biasi gas combi boiler is located here and the space is accessed via a drop down folding ladder.

**Bathroom: 9' 11" x 5' 9" (3.01m x 1.76m)**  
There is one window to the rear, a chrome heated towel rail, a bathroom suite which comprises a paneled bath with a shower and screen to one end, a low level W.C, a pedestal wash basin and tiles to splash prone areas.



#### Outside

**Side:** Pedestrian access to the rear garden is via a shared path to the side.

**Rear:** A private rear garden with a patio area, lawn and flower bed area. Panel fencing comprises the boundaries.

#### Directions:

On entering Somerton from the Langport direction, continue along the B3153, take the third right hand turn into West End and continue along this road until it becomes Water Lane. The Court will be found on the left and the property is the first house you come to in this small development.

**Amenities:** Somerton is a popular market town with a range of everyday amenities including shops, schools, bank, post office, 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.

#### VIEWINGS BY APPOINTMENT

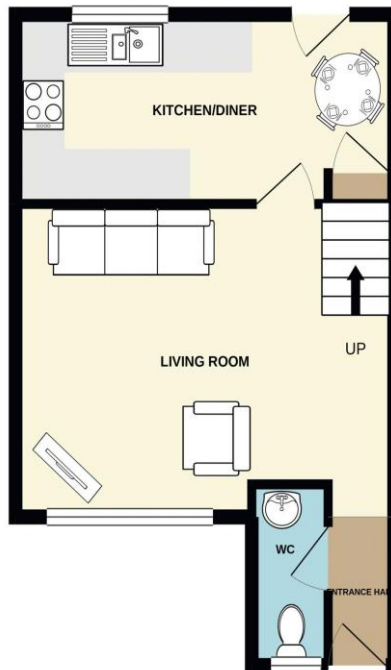
**Langport Office 01458 252530**

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1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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