

for sale

£300,000



## Pearmain Road Somerton TA11 6AY

**MODERN DETACHED HOUSE!** This three bedroom detached house is ideally suited for people looking for modern living! Having been built in 2019, this property is located within a popular residential development on the western side of Somerton. Viewing is highly recommended!

# Pearmain Road Somerton TA11 6AY

## Entrance Hall

Door to the front.

## Cloakroom

Double glazed window to the front, wash hand basin and wc.



### **Lounge/ Diner**

16' 10" Max x 15' 6" (5.13m Max x 4.72m)

French doors to the rear, understairs storage and radiator.

### **Kitchen**

9' 3" x 8' 1" (2.82m x 2.46m)

Fitted kitchen with a range of wall and base units, double glazed window to the front, electric hob, extractor fan and 1 1/2 stainless steel sink/drainers.

### **Landing**

Double glazed window to the side and loft access.

### **Bedroom 1**

10' 3" + Door Recess x 8' 8" (3.12m + Door Recess x 2.64m)

Built in wardrobes and a radiator.

### **En Suite**

Walk in shower, wash hand basin, wc, extractor fan and double glazed window to the front.

### **Bedroom 2**

10' 4" x 8' 9" (3.15m x 2.67m)

Double glazed window to the rear and a radiator.

### **Bedroom 3**

10' 4" x 6' 5" (3.15m x 1.96m)

Double glazed window to the rear and a radiator.

## Outside

## Rear Garden

South facing rear garden with gated access to the driveway, patio and borders.

## Garage

Up & over door with off road parking in front for 2 cars.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: YOY312614 - 0004

**Tenure:** Freehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/YOV312614](http://connells.co.uk/Property/YOV312614)**

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