



Falkland Court Watts Quarry Lane,Somerton TA11 7JD

welcome to

Falkland Court Watts Quarry Lane, Somerton

- Stunning Garden
- Open Plan Living Space
- Less than a Year Old (still under warranty)
- 3/4 Bedrooms
- En Suite to the master Bedroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£595,000

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Property Ref:

YEO108620 - 0002

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Ground Floor

Entrance Hall

Kitchen/Lounge/Dining Room

Irregular Shaped Room 31' 5" max x 20' max (9.58m max x 6.10m)

Utility Room

6' 9" x 11' 1" (2.06m x 3.38m)

Study/4th Bedroom

10' 8" x 8' 3" (3.25m x 2.51m)

Downstairs Wc

2' 6" x 4' (0.76m x 1.22m)

First Floor

Landing

20' 1" x 8' 5" (6.12m x 2.57m)

Bedroom 1

13' 8" max x 11' 1" max (4.17m max x 3.38m max)

En Suite

10' 2" max x 11' 1" max (3.10m max x 3.38m max)

Bedroom 2

14' 6" max x 8' max (4.42m max x 2.44m max)

Bedroom 3

6' 7" max x 8' 1" max (2.01m max x 2.46m max)

Family Bathroom

12' 3" x 5' 5" (3.73m x 1.65m)

Outside

Rear Garden

Fully enclosed with access to the rear. mainly laid to lawn with seated patio area, raised flower beds and space for garden shed.

Parking

Two spaces with Gated access

Overview

Welcome to Falkland Court. Top Quality Homes in a gated community. Lateral and light-filled living spaces are defined by clever architectural interventions and high-quality, staggeringly masterful finishes. The result is a series of interlinked spaces that sit in unbroken conversation with open countryside surrounding the development on a development stacked full of history. The development itself is a blended mix of conversions and new-build homes and yet is only a small scheme and not overcrowded. These executive homes that are mainly constructed of local blue lias stone demand attention and we believe a viewing is a must to see the quality and size of what is on offer.

8 Falkland Court is a 3/4 bedroom conversion. On the ground floor there is a useful study area which could also be used as a fourth bedroom and utility room but the main feature is the open-plan lounge/kitchen/dining room to the rear with views over the garden and nearby countryside. On the first floor is a family bathroom and three bedrooms with the master boasting an ensuite. The property also comes with Two allocated parking spaces. The vendor already has an onward purchase lined up which is empty so offers a very short chain. The garden has been beautifully landscaped by the current owners and made the most of the space by adding a seated patio area with raised flower beds and stunning lawn.



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01935 412100



Yeovil@fox-and-sons.co.uk



14 Princes Street, YEOVIL, Somerset, BA20 1EW



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