



GetAnOffer

The Quick Sale Estate Agency Specialists



getanoffer.co.uk are offering this ATTRACTIVELY PRICED PROPERTY from a MOTIVATED seller to buyers that are in a position to purchase relatively quickly. This property has been PRICED to ENCOURAGE a QUICK SALE.

EARLY VIEWING IS HIGHLY RECOMMENDED DUE TO THE PROPERTY BEING PRICED FOR A QUICK SALE.

**West Charlton  
Somerton, TA11 7AL**

GetAnOffer are pleased to offer for sale this:

- Beautifully Presented Idyllic Cottage Boasting Period Features
- Bespoke SieMatic Kitchen/Diner with Large Central Island & Integrated Appliances
- Good Size Lounge with Feature Fireplace
- Sun Room
- Three Double Bedrooms
- Two First Floor Shower Rooms
- Established SOUTH Rear Garden having been Well Maintained
- Close Proximity to a Range of Amenities, Schools, Shopping Facilities

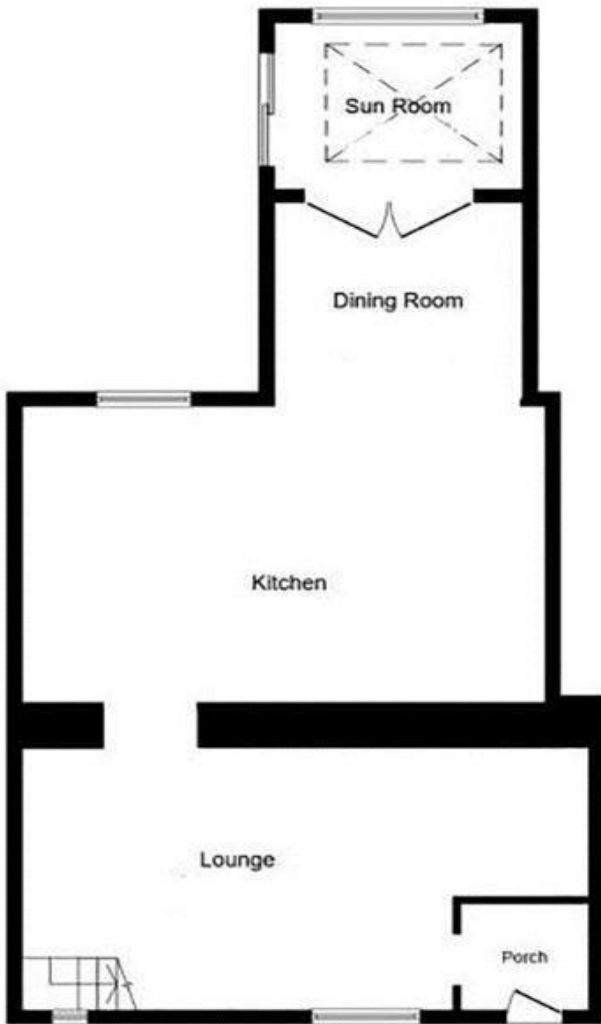
**Guide Price £440,000**



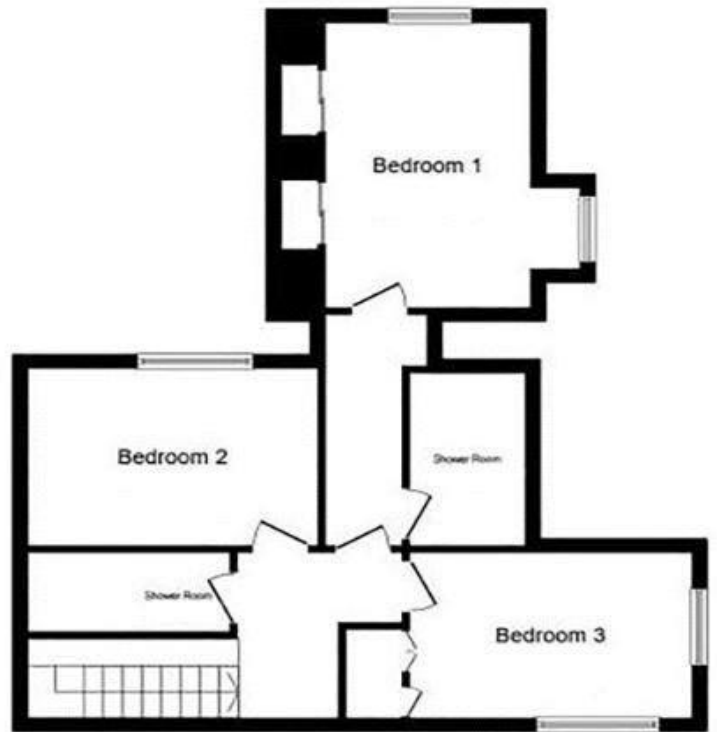
Viewings: Strictly by appointment via [GetAnOffer.co.uk](http://GetAnOffer.co.uk). For further information or to arrange a viewing contact us on:  
T: 01903 331031 / 0800 033 7 943  
E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

**Our Opening Hours are:**  
Monday to Wednesday 8am – 6pm  
Friday 8am – 5pm  
Saturday 9am – 4pm

Under the terms of The Estate Agent Act 1979 it is hereby advised that Future Planned Relocation Services Ltd (Get An Offer) has a legal interest in this property or is a close associate of the seller



**Ground Floor**



**First Floor**

This plan is for illustration purpose only and may not be representative of the property.



**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003  
 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

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