



Elmwood

Langport Road, Somerton, TA11 6HX

George James PROPERTIES

EST. 2014

Elmwood

Langport Road, Somerton, TA11 6HX

Guide Price - £725,000

Tenure – Freehold

Local Authority – South Somerset District Council

Summary

Elmwood was built in 2003 and offers incredibly spacious individual living accommodation with impressive reception hall with oak staircase, stunning drawing room with double doors opening to an equally impressive family room overlooking the rear garden. There is a newly fitted quality kitchen and separate utility room with WC. On the ground floor there is a bathroom and two bedrooms, one with large en-suite shower room. To the first floor there are two further bedrooms and en-suite bathroom. Outside the property has ample parking and double garage with large private gardens to the rear. The property has been built and completed to a high standard including solid oak internal doors, door architraves and skirting boards.

Services

Mains water, drainage, gas and electricity are all connected. There is gas fired under floor heating to the ground floor and radiators to the first floor rooms.

Amenities

Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. The property is also well served by the A303 linking central London and the South West; the M5 can be joined at junction 23. There are excellent state and independent local schools notably Millfield, Wells Cathedral School, Bruton schools and Hazlegrove.

Reception Hall 20' 5" x 10' 7" (6.23m x 3.23m)



With part glazed entrance door leading to the impressive reception hall with oak staircase to the first floor. Tiled floor with under floor heating, understairs storage cupboard and wall light point.

Bathroom 11' 11" x 6' 7" (3.63m x 2.00m)

With window to the side, newly fitted bathroom suite comprising panelled bath, low level WC, wash hand basin with vanity sink unit and mirror over. Large shower cubicle with mains shower. Ladder towel rail.

Bedroom 11' 11" x 12' 8" (3.63m x 3.87m)

With window to the front and under floor heating. Range of built in wardrobes.

Bedroom 16' 1" x 12' 10" (4.89m x 3.90m)

Window to rear, under floor heating and range of built in wardrobes.

En-Suite Shower Room 11' 11" x 6' 7" (3.63m x 2.00m)

With window to the rear. Modern suite comprising low level WC, vanity wash hand basin with cupboard and mirror over with light. Large walk in shower with rain shower head and additional hand held shower. Ladder towel rail.

Drawing Room 22' 5" x 19' 8" (6.82m x 6.00m)

With large bay window to the front and windows to either side. Under floor heating and 'minster' stone fire place housing wood effect gas cast iron fire. Four wall light points and part glazed oak doors leading to:-

Family Room 25' 6" x 19' 8" (7.77m x 6.00m)

With French doors to the garden with full height windows to either side. Tiled floor with under floor heating and two wall light points.

Kitchen 15' 9" x 12' 6" (4.80m x 3.81m)

With window to the rear, newly fitted kitchen comprising range of modern fitted base and wall mounted units including a pull out larder unit. Siemens appliances including five ring induction hob with stainless steel extractor hood over, two Siemens eye level ovens, larder fridge and built in dishwasher. Sink unit with boiling water tap.

Utility Room 12' 0" x 6' 7" (3.67m x 2.00m)

With part glazed door to the side. Base units and single drainer sink unit. Door leads to the garage.

WC

With window to the rear, low level WC and wash hand basin.

Landing

With built in airing cupboard and window to the front.

Bedroom 15' 10" x 13' 2" (4.82m x 4.02m)

With window to the front and radiator. Built in wardrobe.



En-Suite Bathroom

With window to the rear, low level WC, wash hand basin and panelled bath with shower attachment.

Bedroom 19' 7" x 11' 3" (5.96m x 3.43m)

With two roof windows to the rear. Radiator, doors to:-

Attic store 12' 0" x 11' 6" (3.66m x 3.50m)

Attic Store 12' 4" x 11' 2" (3.77m x 3.40m)

Outside

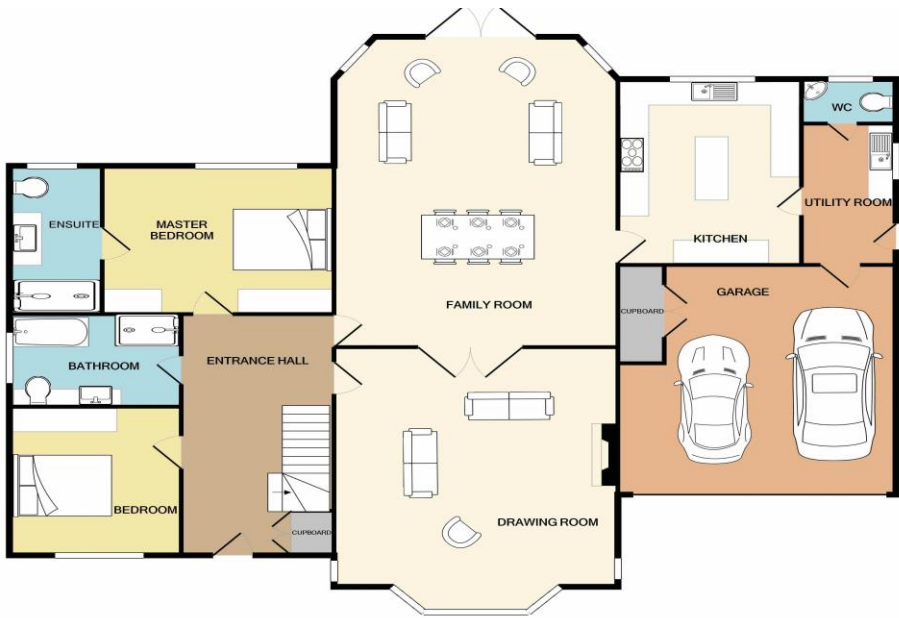
Vehicular entrance to tarmacadum drive with access to the garage. The front garden is laid to lawn, double gates to the side give access to a side patio area and the rear garden. The rear garden is divided into two lawned areas with flower and shrub borders, the private gardens are mainly laid to lawn with large patio and garden shed.

Double Garage 19' 7" x 16' 3" (5.97m x 4.95m)

With electric up and over garage door, power and light. Built in cupboard housing the gas boiler and hot water cylinder.







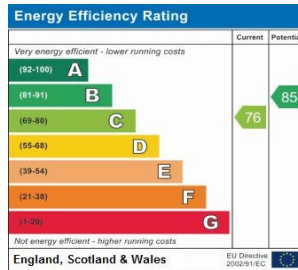
GROUND FLOOR
APPROX. FLOOR
AREA 2369 SQ.FT.
(220.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 895 SQ.FT.
(83.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3264 SQ.FT. (303.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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