



1 Pearmain Road
Somerton, TA11 6AY

GeorgeJames PROPERTIES
EST. 2014

1 Pearmain Road

Somerton, TA11 6AY

Guide Price - £310,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Built in 2017 by Bovis Homes, this modern and very well presented semi-detached house offers well laid out accommodation. On the ground floor there is an entrance hall with utility/WC, sitting room and fitted kitchen/dining room opening to the garden. To the first floor there are three bedrooms and bathroom. The master bedroom has an en-suite shower room. Outside there are gardens, off road parking and single garage.

Services

Mains water, drainage, gas and electricity are all connected. Council tax band D.

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, churches 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.

Entrance Hall

Entrance door leads to the entrance hall with stairs leading to the first floor. Radiator and open understairs area.

Utility Room/WC 7' 3" x 5' 8" (2.20m x 1.73m)

With low level WC and wash hand basin. Radiator and cupboard housing built in washing machine. Large storage cupboard with space for tumble dryer.



Sitting Room 15' 7" x 10' 10" (4.75m x 3.30m)

With bay window to the front and two windows to the side. Two radiators.

Kitchen/Dining Room 15' 7" x 11' 10" (4.75m x 3.60m)

With bay window to the front and French doors to the side leading to the garden. Range of base and wall mounted kitchen units with a fitted appliances including fridge freezer, dishwasher, double oven and four ring gas hob with extractor hood over. Single drainer one and half bowl sink unit with mixer tap. Two radiators and cupboard housing gas boiler.

Landing

With window to the front and access to the loft space.

Master Bedroom 12' 2" x 9' 2" (3.70m x 2.80m)

With bay window to the front, built in wardrobe and radiator.

En-Suite Shower Room

With window to the side, low level WC, wash hand basin and shower cubicle with mains shower. Ladder towel rail.

Bedroom 2 10' 10" x 8' 11" (3.30m x 2.73m)

With bay window to the front and window to side, radiator.

Bedroom 3 10' 10" x 6' 10" (3.30m x 2.09m)

With window to the side and radiator.

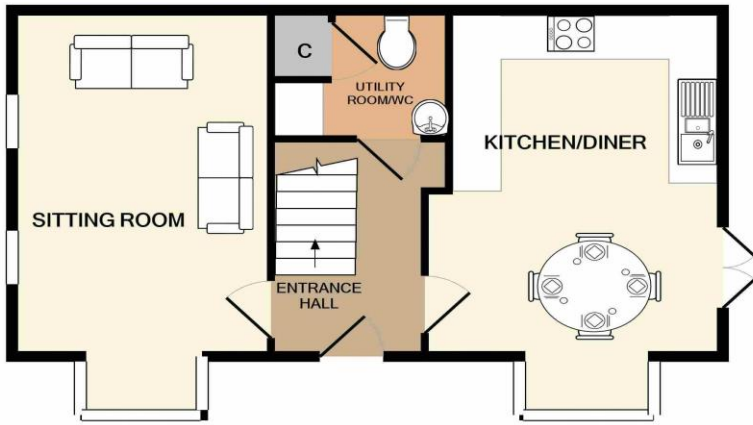
Bathroom

With low level WC, wash hand basin and panelled bath with mains shower over and shower screen. Ladder towel rail.

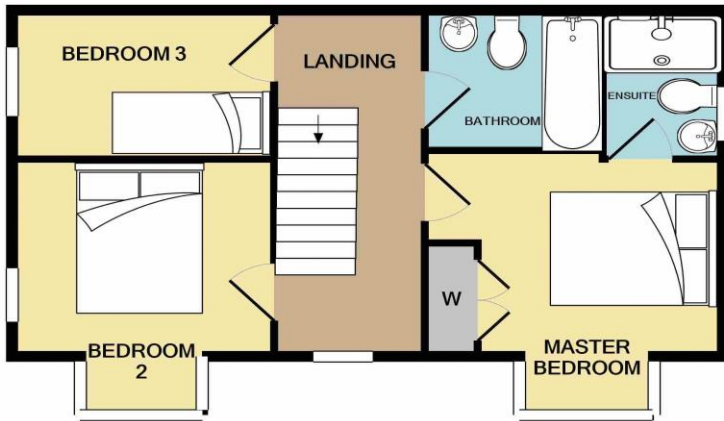
Outside

The garden is located to the side of the property with French doors from the kitchen onto a patio area. A path leads through the garden to a pedestrian gate giving access to a shared driveway and garage situated under a neighbouring coach house with two allocated parking spaces. The rear garden has been laid with shingle and patio for low maintenance, with a range of maturing bushes and shrubs.





GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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