



29 Russet Road
Somerton, TA11 6AU

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6AU

Guide Price - £289,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

Build by Bovis Homes in 2017 this three bedroom semi-detached house is set in a quiet courtyard with two allocated parking spaces and single garage. The house offers bright and open plan ground floor living space with large living room, fully fitted kitchen with dining area. To the first floor there is a family bathroom and three bedrooms with en-suite to the principal bedroom. Outside there is a larger than average rear garden and patio area.

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.

Services

Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band C.

Entrance Hall 4' 0" x 5' 6" (1.22m x 1.68m)

Part glazed front door leading to entrance hall giving access to cloakroom and living room.

Cloakroom 6' 2" x 3' 8" (1.89m x 1.11m)

With low level WC. Full pedestal wash hand basin. Extractor fan.



Living Room 19' 11" x 12' 0" (6.06m x 3.67m)

With window to front and two double radiators. Door to under-stairs storage cupboard. Opening to kitchen/dining area.

Kitchen/Diner 8' 1" x 14' 10" (2.46m x 4.53m)

Window and double patio doors to the rear. Range of gloss white base and wall units including integrated Indesit dishwasher, washing machine and fridge/freezer. One and a half bowl stainless steel sink unit and Hotpoint oven with gas hob. Double radiator.

First Floor Landing

With stairs to ground floor and access to the loft space.

Bedroom 1 10' 5" x 9' 5" (3.17m x 2.88m)

With window to the rear. Built in double wardrobes and radiator.

En-suite

With window to the rear, tiled floor with part tiled walls and fully tiled shower enclosure with mains shower. Low level WC, wash hand basin and heated towel rail.

Bedroom 2 10' 5" x 8' 4" (3.17m x 2.55m)

Window to front. Radiator.

Bedroom 3 10' 5" x 6' 3" (3.17m x 1.90m)

Window to front. Radiator.

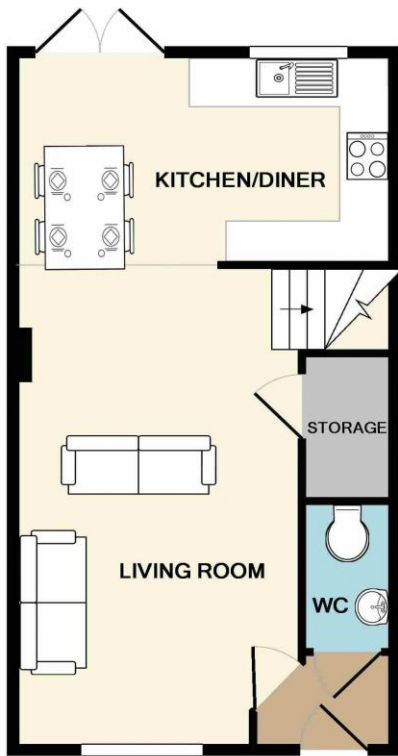
Bathroom

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

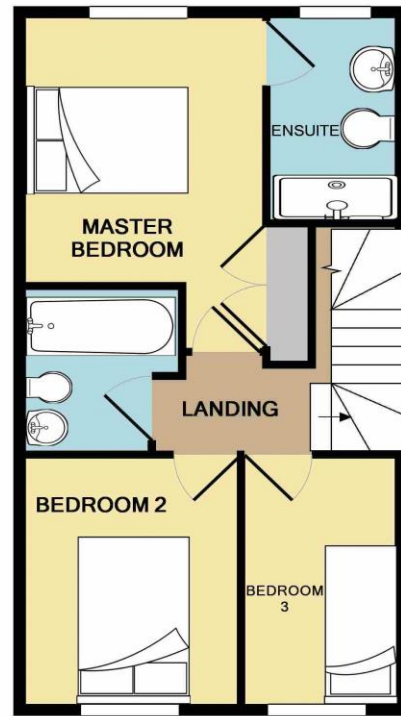
Outside

The house is situated within a no through courtyard, here there are allocated parking spaces and single garage. A side pedestrian gate leads to the rear garden with large patio area, flower and shrubs beds. The remaining garden is laid to lawn and is fully enclosed by fencing.





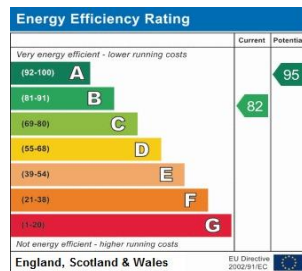
GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 846 SQ.FT. (78.6 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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