



1 Belle Vue

North Street, Somerton, TA11 7PA

George James PROPERTIES

EST. 2014

# 1 Belle Vue

North Street, Somerton, TA11 7PA

Guide Price - £219,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

1 Belle Vue is a characterful cottage situated a short walk from Somerton Town. The property benefits from generous ground floor accommodation including a snug, sitting room, kitchen and garden room. There are three bedrooms and a bathroom on the first floor. To the side of the property is a tiered courtyard garden. The property benefits from character features such as flagstone flooring, and has recently had modern double glazed sash windows fitted.

## 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 is a good level of amenities including shops, bank, library, doctor and dentist surgeries, 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. 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 both central London and the South West, the M5 can be joined at junction 23.

## Services

Mains gas, electricity, water and drainage connected. Modern boiler installed in 2019. Council Tax Band B.

## what3words

///uses.pets.reefs

## Agents Note

A portion of Bedroom Two is a 'flying freehold' being above the neighbouring property. The lawned area you see on the listing photo doesn't belong to number 1 Belle Vue.

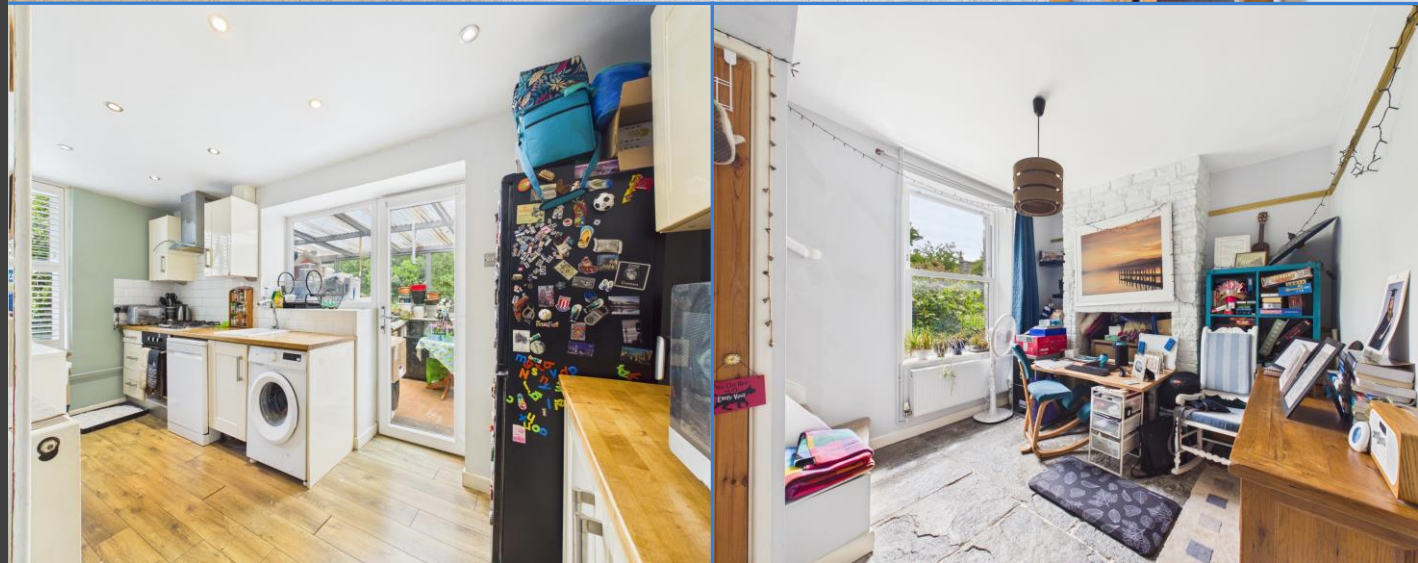
## Entrance Hall

With radiator, space for shoes and coats, door into the snug.

## Snug 12' 4" x 11' 1" (3.76m x 3.39m)

With modern sash window to rear, radiator, flagstone flooring, exposed feature fireplace (currently boarded).

## Sitting Room 18' 8" x 9' 4" (5.68m x 2.84m)



With bay sash windows to front and rear, radiator, exposed feature fireplace with wood burning stove.

**Kitchen** 16' 0" x 6' 3" (4.87m x 1.90m)

With windows to front and rear, radiator, matching wall and base units, space for washing machine fridge freezer and dishwasher, ceramic sink with drainer, electric oven with gas hob and extractor over.

**Garden Room**

With windows all around and door out to garden. Whilst watertight, the room is predominately used for storage and is in a poor state of repair, so it would be beneficial for a buyer to remove this and replace it with a conservatory, orangery, or extend the garden space.

**Bedroom One** 12' 2" x 9' 4" (3.70m x 2.85m)

With windows to front allowing for lovely countryside views, radiator.

**Bedroom Two** 11' 9" x 10' 4" (3.59m x 3.16m)

With windows to front and side, allowing for lovely countryside views, radiator.

**Bedroom Three** 9' 1" x 8' 4" (2.76m x 2.53m)

With window to rear, radiator.

**Bathroom**

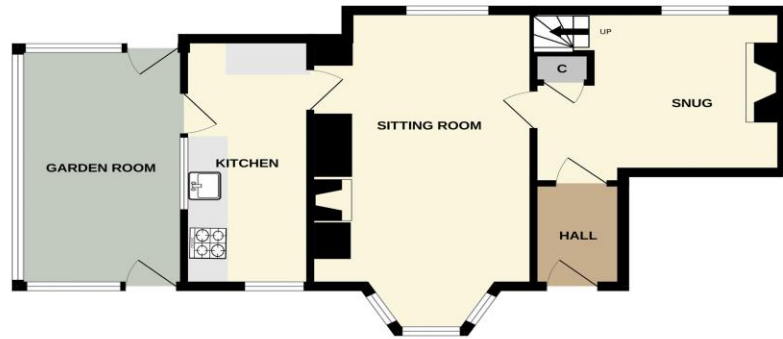
With shuttered window to rear, panelled bath with shower over, low level WC, sink.

**Outside**

The property is approached via a pedestrian path which also gives access to three adjoining cottages. The garden is to the side of the property and is formed of a gravel seating area with a wall border, with steps leading up to a storage shed and flower beds.



GROUND FLOOR  
51.2 sq.m. approx.



1ST FLOOR  
35.1 sq.m. approx.



TOTAL FLOOR AREA : 86.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metroplan 52026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	60	79
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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