

Connells

St. Cleers Way
Somerton

St. Cleers Way
Somerton TA11 6QZ

for sale
£230,000







Property Description

Connells are delighted to bring to the market 13 St Cleers Way, Somerset, a beautifully presented three-bedroom home that has been thoughtfully updated by the current owners to create a stylish and comfortable property ready for immediate occupation. Please note this property is non-standard construction.

The ground floor benefits from underfloor heating throughout, while the modernised kitchen offers a contemporary range of units and integrated appliances, seamlessly flowing into the dining area, making it ideal for both everyday living and entertaining. A bright conservatory provides additional reception space overlooking the garden. Upstairs, there are three well-proportioned bedrooms and a recently updated family bathroom featuring both a bath and separate walk-in shower.

Externally, the property enjoys gardens to the front and rear, together with an attractive enclosed rear garden complete with patio seating area, lawn, and ornamental koi pond. Further benefits include a garage with power, lighting, WC facilities, and useful storage space, offering excellent versatility for hobbies, a workshop, or potential home working. The property also benefits from driveway parking and access to a residents' car park.

Entrance Porch

A useful entrance porch accessed via a door to the side elevation, providing a welcoming entrance to the property. An internal door leads through to the main hallway.

Hall

A bright and welcoming hallway featuring stairs rising to the first-floor accommodation, a useful understairs storage cupboard, and a radiator.

Living Room

A comfortable and inviting living space benefitting from a double glazed window overlooking the front aspect and underfloor heating. An attractive archway provides an open flow through to the dining room.

Kitchen

Well-appointed with a range of matching wall and base units, complemented by work surfaces and a 1½ bowl sink and drainer. Integrated appliances include a fridge/freezer and electric oven, alongside an induction hob. A double glazed window to the side aspect provides natural light, while the open-plan layout flows seamlessly into the dining area. Underfloor heating and a door leading to the utility room complete the space.

Dining Room

Open plan to the kitchen, providing ample space for dining furniture and family entertaining. Double glazed sliding patio doors open directly into the conservatory.

Utility Room

A practical utility space offering additional storage and appliance space, with a fitted cupboard and double glazed windows to the rear and side aspects. French doors provide direct access to the rear garden.

Conservatory

A UPVC constructed conservatory enjoying views over the garden, creating an ideal additional reception space. A side door provides convenient access to the outside.

Landing

Spacious first-floor landing with loft access and a double glazed window to the side aspect, allowing for plenty of natural light.

Bedroom One

A generous double bedroom featuring a double glazed window to the front aspect, built-in double wardrobes, and a radiator.

Bedroom Two

A well-proportioned double bedroom with a double glazed window overlooking the rear garden, built-in double wardrobe, and a radiator.

Bedroom Three

A comfortable bedroom with a double glazed window to the front aspect and a radiator.

Bathroom

A stylish family bathroom fitted with two double glazed frosted windows to the rear aspect. Comprising a panel-enclosed bath, separate walk-in shower cubicle, low-level WC, and wash hand basin. Finished with tiled flooring and fully tiled walls.

Outside

Front Garden

The front garden is enclosed by fencing and hedging, providing a good degree of privacy. Partially laid to lawn with a gravelled area, gated access, and side access leading to the rear garden.

Rear Garden

An attractive enclosed rear garden featuring a patio seating area, lawned section, ornamental koi pond, security lighting, and gated side access.

Parking

The property benefits from driveway parking and access to a residents' car park, providing additional off-road parking options. There is also a single garage fitted with power and lighting. The garage also benefits from a WC and wash hand basin, an elevated boarded storage area, a window overlooking the garden, and a personal door providing direct access to the rear garden.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The property is of non- standard construction, please seek confirmation of lending ability and liaise with your conveyancer.







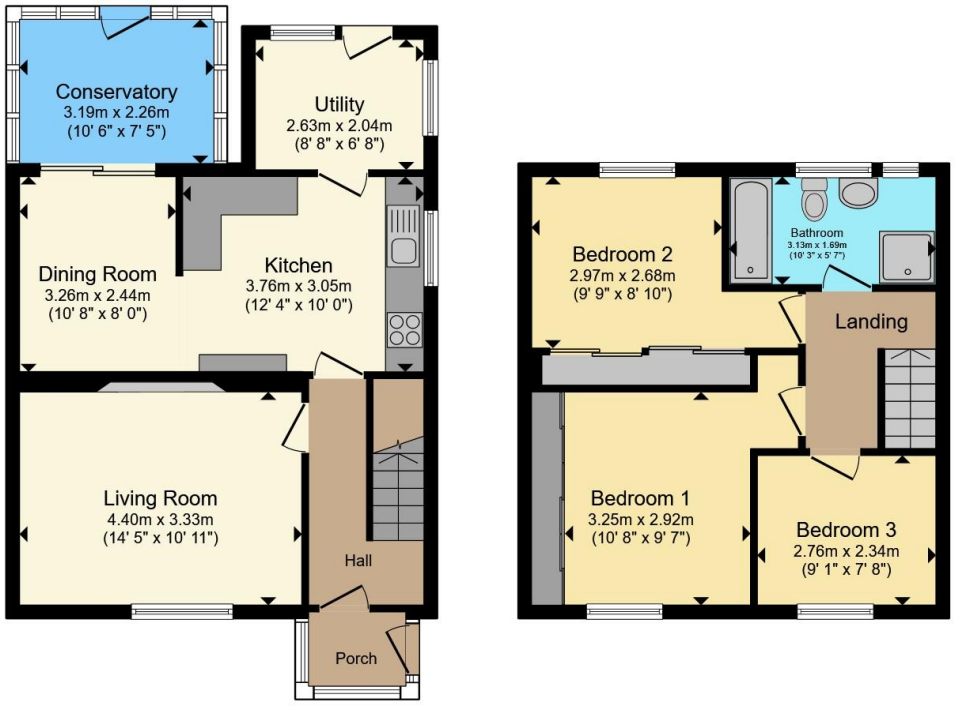

Cosy
Cosy











Ground Floor **First Floor**

Total floor area 92.5 m² (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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1-3 Princes Street
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/YOV314480

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.