



28 New Cross
Somerton, TA11 6HH

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £260,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Offered to the market with no onward chain, this appealing two-bedroom semi-detached bungalow occupies a convenient position on the southern side of Somerton and offers an excellent opportunity for those seeking comfortable, single-storey living. The accommodation comprises a welcoming living room, fitted kitchen, two bedrooms and a bathroom, providing a practical layout with plenty of potential for a variety of buyers. Externally, the property benefits from enclosed gardens designed with low maintenance in mind, offering an ideal space to relax and enjoy the outdoors without the burden of extensive upkeep. Further advantages include off-road parking and a garage, providing valuable storage and additional practicality. Offered to the market with no onward chain.

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 water, electricity and drainage connected. Electric night storage heaters in hallway and living room. Council Tax Band B.

what3words

///wriggled.plot.daredevil

Hallway

With storage heater, access to attic.

Living Room 17' 0" x 10' 7" (5.17m x 3.22m)

With night storage heater, window to front, fireplace.

Kitchen 9' 1" x 8' 11" (2.77m x 2.71m)



With window to front, matching wall and base units, sink with drainer, space for cooker, fridge/freezer, washing machine.

Bedroom 1 12' 7" x 10' 7" (3.84m x 3.22m)

With window to rear, fitted wardrobe.

Bedroom 2 8' 11" x 7' 10" (2.71m x 2.40m)

With French doors to garden. This room is currently set up as a dining room.

Bathroom

With frosted window to side, shower, sink, close coupled WC.

Outside

To the front of the property is a low maintenance patio with pretty shrubs and maturing trees. There is a long driveway for several cars leading to the garage. The rear garden is low maintenance laid to patio, with bush borders.

Garage 17' 9" x 9' 1" (5.41m x 2.76m)

With up and over door, lighting and power.



GROUND FLOOR



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.
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