



6 Meadow Close  
Somerton, TA11 6AS

GeorgeJames PROPERTIES  
EST. 2014



# 6 Meadow Close

Somerton, TA11 6AS

Guide Price - £399,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A well presented modern detached bungalow situated in this attractive peaceful cul-de-sac, the bungalow was built in 2013 to an extremely high specification with accommodation comprising open plan living room, dining room and kitchen with two sets of French doors opening to the attractive private gardens. Three bedrooms and bathroom, the main bedroom has an en- suite shower room. Off road parking for two cars.

## 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. 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, drainage and electricity are all connected. Under floor heating throughout via an energy efficient air source heat pump.

## what3words

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## Entrance Hall

With access hatch to the loft space and built in cupboard.

## Open Plan/Living Area/Kitchen 23' 0" x 18' 5" (7.02m x 5.61m)

With two sets of French doors to the rear garden and window to the side. Under floor heating. Modern fitted kitchen comprising range of base and wall mounted kitchen units with built in fridge freezer, washing machine and dishwasher. Built in double oven and four ring hob with stainless steel splash back and extractor hood. Single drainer one and a half bowl sink unit with mixer tap.





**Bedroom 1** 12' 4" x 11' 0" (3.75m x 3.36m)

With large bay window to the front and under floor heating. Built in double wardrobe with fitted safe.

**En-suite Shower Room**

The shower room has been made into a wet room with window to the side. Low level WC, wash hand basin and shower area with mains shower. Heated ladder towel rail and under floor heating.

**Bedroom 2** 10' 2" x 8' 10" (3.11m x 2.7m)

With large bay window to the front and under floor heating. Built in double wardrobe.

**Bedroom 3** 10' 4" x 6' 11" (3.14m x 2.12m)

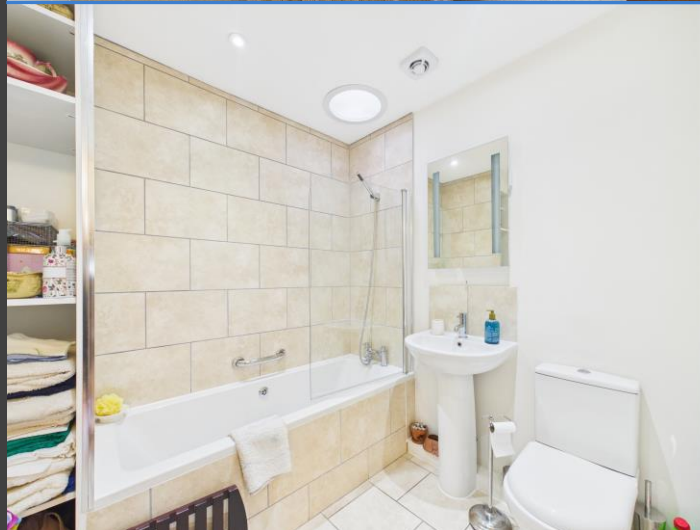
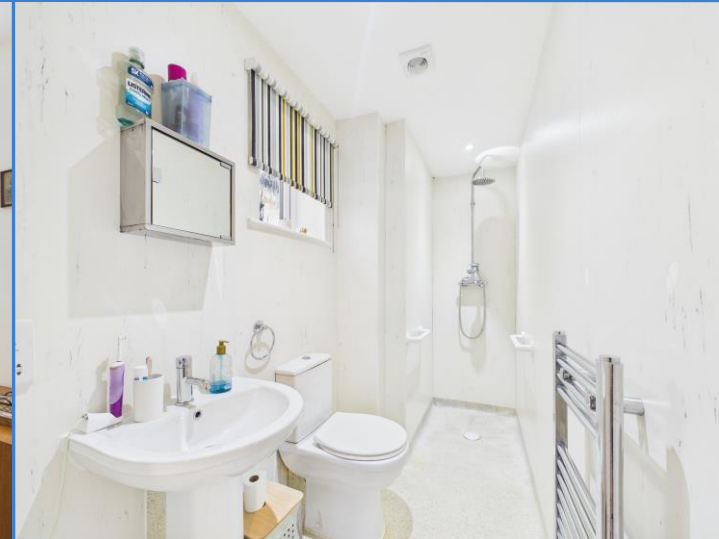
With window to the side and under floor heating.

**Bathroom**

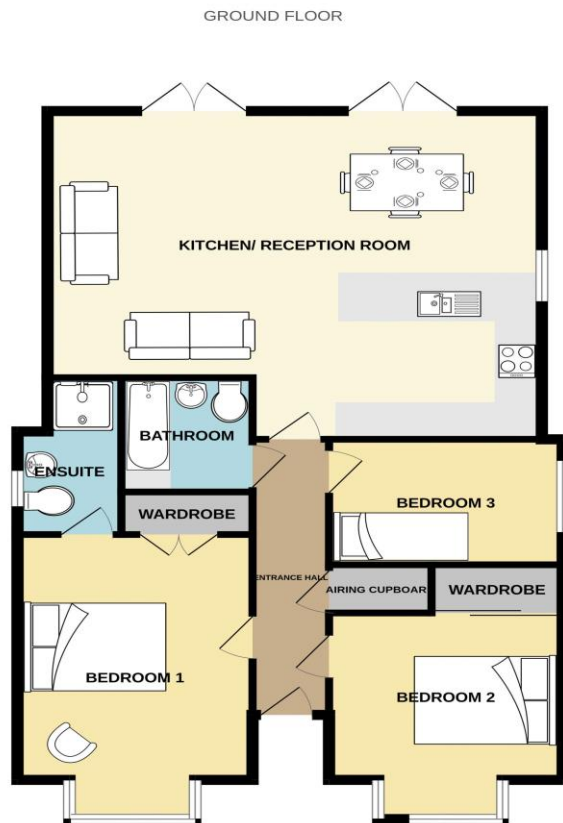
With solar light tube, low level WC, wash hand basin and panelled bath with shower attachment and screen. Heated ladder towel rail and under floor heating. Fitted shelving.

**Outside**

To the front of the property there are two off road parking spaces, a pedestrian access and gate to the side leads to the rear garden. The generous size rear garden is mainly laid to lawn with patio area and timber garden shed. The gardens offer a high degree of privacy.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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