



Hedgerows

Bancombe Road, Somerton, TA11 6SY

George James PROPERTIES
EST. 2014

Hedgerows

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Guide Price - £468,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well presented detached family house with accommodation comprising entrance hall, cloakroom, dining room and large sitting room with multi fuel stove. Modern fitted kitchen and good sized utility room, four bedrooms and bathroom. Outside the property occupies a large plot with good size south facing rear gardens with large patio. There is also ample off road parking and single garage. The property is situated in a sought-after, non-estate location and a viewing is highly advised to appreciate the space on offer.

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, drainage, gas and electricity are all connected. Council tax band E. The property has solar panels (Photovoltaic - PV) which have been recently fitted and are part of the Government's Feed in Tariff scheme, generating substantial income from your electrical energy supplier. This contributes to the extremely high energy rating.

what3words

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Entrance Hall

Storm Porch leads to part glazed entrance door leading to the entrance hall with tiled floor, stairs to the first floor. Radiator and built in cloaks cupboard.

Cloakroom

With window to the rear, low level WC, wash hand basin and tiled floor. Door leading to under stairs storage cupboard.



Sitting Room 19' 11" x 11' 11" (6.07m x 3.63m)

With window to the front and patio doors to the rear and radiator. Fireplace with timber surround housing cast iron multi fuel stove.

Dining Room 11' 3" x 10' 2" (3.43m x 3.10m)

With window to the front and radiator.

Kitchen 13' 5" x 9' 0" (4.10m x 2.74m)

With window to the rear, modern fitted kitchen comprising base and wall mounted units with work surfaces over. Fitted NEFF double oven and four ring gas hob with extractor hood over. Tiled floor, space for fridge freezer and dishwasher. Single drainer sink unit with mixer tap.

Utility Room 8' 4" x 5' 11" (2.53m x 1.80m)

With window and door to the rear, modern fitted units with space and plumbing for washing machine and tumble dryer. Wall mounted Vaillant gas boiler providing hot water and central heating. Sink. Door leading to the garage.

Landing

With window to the rear and access to the loft space, which is part boarded with loft ladder, light and power.

Bathroom

Recently installed. With window to the rear, close coupled WC and wash hand basin with storage underneath. Tiled bath with shower screen and electric shower over. Two radiators, tiling to splash prone areas and large built in airing cupboard.

Bedroom 1 11' 11" x 11' 9" (3.63m x 3.59m)

With window to the rear and radiator. Range of built in wardrobes.

Bedroom 2 16' 5" x 8' 4" (5.00m x 2.53m)

With window to the front and radiator.

Bedroom 3 8' 8" x 7' 10" (2.63m x 2.40m)

With window to the front and radiator.

Bedroom 4 7' 7" x 7' 1" (2.31m x 2.17m)

With window to the front and radiator. Small built in cupboard.

Outside

With vehicular access to the driveway with ample parking and access to the garage. Lawned front garden and side pedestrian access via gate to the rear garden.

Garage 17' 2" x 9' 0" (5.22m x 2.75m)

With up and over garage door, power and light connected. Internal door to the utility room.

To the rear of the property there are good size south facing gardens with large patio, water tap and lighting. The gardens offer a good degree of privacy and are mainly laid to lawn with flower and shrub borders and some mature trees and shrubs, with recently installed planters. Timber garden shed.



GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	113
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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