



## Meadow View

38, Foxglove Road, Somerton, TA11 6DU

George James PROPERTIES

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Guide Price - £380,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

A beautifully presented detached family home built in 2020 by reputable builder David Wilson Homes, located on the popular Patch Meadows development close to Somerton Town. Accommodation includes four bedrooms with an en-suite to the main bedroom, there is a spacious kitchen/diner, separate living room and downstairs cloakroom. Outside there is a landscaped rear garden with extended patio area, driveway parking for several vehicles and a single garage with electric door. Our sellers purchased several upgrade packages when they bought the property from new, including kitchens and flooring. The property is positioned in a tucked away location at the end of the development with lovely views over the sports fields.

## 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 are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; 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 who present a varied, stimulating programme of exhibitions and related events throughout the year. 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 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 D. Gas fired central heating to radiators.

## Entrance Hall

With window to side, stairs to first floor landing, under stairs storage cupboard, radiator.

## Living Room 16' 1" x 10' 2" (4.91m x 3.1m)

With window to front and two radiators.

## Cloakroom

With window to side, a pedestal wash hand basin with a single mixer tap and tiled splashback, WC and radiator.



**Kitchen/Diner** 18' 5" x 14' 1" (5.61m x 4.3m)

An open plan spacious room with a rear aspect window and double doors to the garden. The upgraded kitchen comprises a range of wall and base mounted storage units with roll-top worksurfaces with under-cupboard lighting. An inset stainless-steel sink with a single mixer tap and drainer unit, a 5 ring gas hob with extractor fan and acrylic splashback, built-in eye level fan assisted double oven and grill. Built in appliances include a fridge, freezer and dishwasher. A large utility cupboard provided space and plumbing for a washing machine, space for a tumble dryer, a wall mounted combi boiler, extractor fan and lighting.

**First Floor Landing**

With hatch to the loft space, radiator and a large storage cupboard with shelving, clothes rail and lighting.

**Bedroom One** 9' 3" x 7' 7" (2.83m x 2.3m)

With window to rear, radiator and a large fitted wardrobes.

**Ensuite Shower Room**

With window to side, a large shower cubicle with a wall mounted shower and sliding doors, a pedestal wash hand basin with a single mixer tap and a WC. Partly tiled walls, a wall mounted heated towel rail and extractor fan.

**Bedroom Two** 11' 9" x 9' 2" (3.58m x 2.8m)

With window to front allowing for delightful views, radiator, fitted double wardrobe.

**Bedroom Three** 9' 0" x 7' 2" (2.74m x 2.18m)

With window to front, radiator.

**Bedroom Four** 9' 0" x 6' 10" (2.74m x 2.08m)

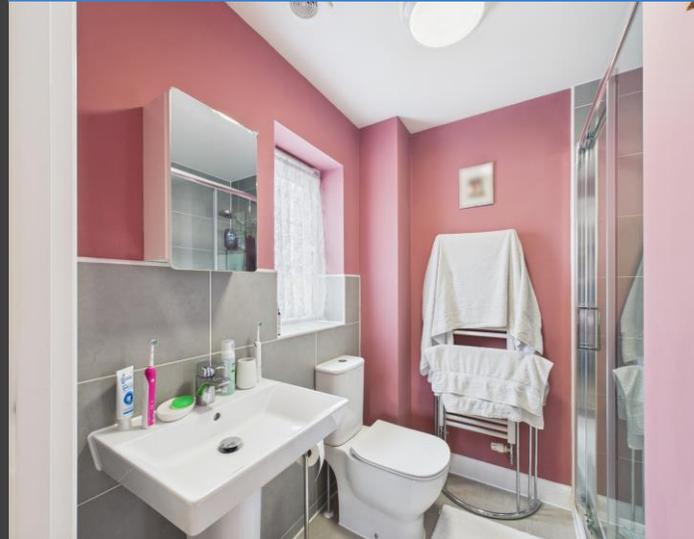
With window to rear, radiator.

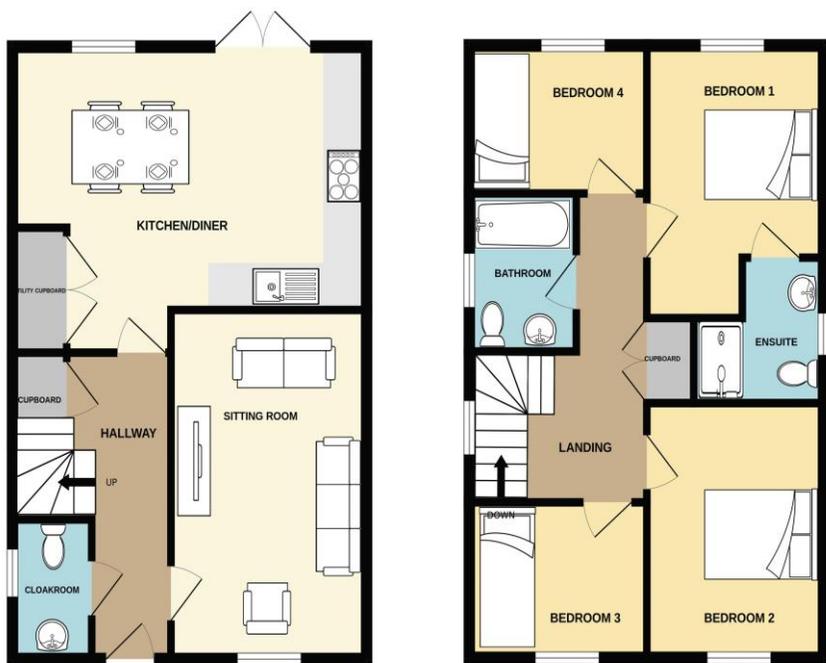
**Bathroom**

With window to side, suite comprises a panel enclosed bath with a single mixer tap, a pedestal wash hand basin with a single mixer tap and a WC. A wall mounted heated towel rail, partly tiled walls and extractor fan.

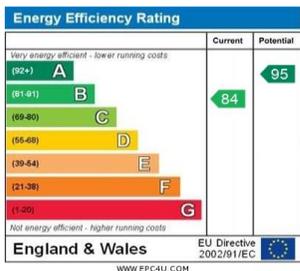
**Outside**

To the front is a pretty area of stone shingle with plants, bushes and hanging baskets. A driveway with parking for several vehicles leads to the garage with electrically operated door. The walled rear garden has been beautifully landscaped by our sellers and includes recently fitted canopy over the back door, raised planters, vegetable shelter, greenhouse, outside tap, apple tree and gate to the driveway.





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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