



36 Sevenacres  
Somerton, TA11 6HG

George James PROPERTIES  
EST. 2014

# 36 Sevenacres

Somerton, TA11 6HG

Guide Price - £400,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

36 Sevenacres is a spacious detached bungalow occupying a desirable corner plot with generous gardens to both the front and rear. Recently updated, the property offers well-presented and versatile accommodation comprising three bedrooms, a cosy living room, an open-plan kitchen/diner, an additional room ideal as a fourth bedroom or home office, a family bathroom, and a utility room with WC. Externally, the property enjoys a substantial plot with ample driveway parking and a double-length tandem garage, providing excellent storage and practicality.

## 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 gas, water, electricity and drainage connected. Council Tax Band D.

## what3words

///cases.chess.kebab

## Entrance Hall

With radiator, two storage cupboards, airing cupboard, access to attic.

## Living Room 14' 0" x 12' 2" (4.26m x 3.71m)

With window to front, Victorian style radiator.



**Kitchen/Diner** 18' 5" x 18' 1" (5.62m x 5.50m)

A large open plan room with window to side, radiator, range of matching wall and base units, gas hob with extractor over, electric oven, stainless steel sink with drainer, space for free-standing fridge/freezer, ample space for dining table and chairs, door to bedroom 4/study.

**Bedroom Four/Study** 10' 5" x 7' 11" (3.18m x 2.42m)

With window to rear, radiator.

**Utility Room** 6' 2" x 5' 4" (1.88m x 1.63m)

With window and door to rear garden, plumbing for washing machine.

**WC**

With frosted window to side, low level WC, sink.

**Bedroom One** 13' 0" x 10' 8" (3.96m x 3.25m)

With windows to front and side, radiator, space for wardrobe.

**Bedroom Two** 10' 4" x 9' 6" (3.15m x 2.90m)

With window to rear, radiator.

**Bedroom Three** 9' 0" x 7' 3" (2.74m x 2.21m)

With window to front, radiator.

**Bathroom**

With frosted window to rear, chrome ladder radiator, panelled bath with shower over, close coupled WC, sink, storage cupboard.

**Garage** 33' 4" x 8' 6" (10.17m x 2.58m)

A long, double tandem garage with lighting and power provides excellent storage.

**Outside**

The property sits in a generous plot with large front and rear gardens. To the front is a lawn and driveway leading to the garage. The private rear garden is mainly laid to lawn with areas of patio and stone shingle.



GROUND FLOOR  
94.5 sq.m. approx.



| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| 92-100                                      | A |                            | 85        |
| 81-91                                       | B |                            |           |
| 69-80                                       | C |                            |           |
| 55-68                                       | D | 70                         |           |
| 39-54                                       | E |                            |           |
| 21-38                                       | F |                            |           |
| 1-20  | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2002/91/EC |           |

TOTAL FLOOR AREA: 94.5 sq.m. approx.

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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