



70 St. Cleers Orchard  
Somerton, TA11 6QX

George James PROPERTIES  
EST. 2014

# 70 St. Cleers Orchard

Somerton, TA11 6QX

Guide Price - £315,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

70 St Cleers Orchard is a detached house situated on the western outskirts of the town. The property has accommodation including entrance hall, WC, sitting room/dining room and kitchen. To the first floor there are three bedrooms and shower room. Outside there are gardens to the front and rear with gated driveway, off road parking and single garage. There is also a useful, good size garden workshop.

## 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 and electricity are all connected. Council tax band D.

## what3words

///reacting.stealthier.progress

## Entrance Hall

With stairs leading top the first floor, two under stairs storage cupboards and night storage heater.

## Cloakroom/WC

With window to the rear, low level WC and wash hand basin.

## Kitchen 11' 10" x 7' 0" (3.61m x 2.13m)

With window to the front, range of base and wall units and single drainer sink unit. Space for fridge freezer, cooker, washing machine and slim dishwasher.



**Sitting Room/Dining Room** 18' 0" x 13' 7" (5.48m x 4.14m)

With bay window to the front and windows to the rear with glazed door to the garden. Two night storage heaters.

**Landing**

With built in airing cupboard housing hot water cylinder.

**Shower Room**

With window to the rear. Modern suite comprising low level WC, vanity wash hand basin and corner shower cubicle with mains shower. Night storage heater.

**Bedroom 1** 11' 11" x 8' 6" (3.62m x 2.60m)

With window to the rear and night storage heater.

**Bedroom 2** 14' 2" x 7' 2" (4.33m x 2.19m)

With window to the front and night storage heater. Built in wardrobes.

**Bedroom 3** 9' 5" x 7' 1" (2.87m x 2.16m)

With window to the front and night storage heater.

**Outside**

The property is approached via a vehicular gated drive with off road parking, car port and access to the garage. Useful storage cupboard incorporated into the house. There is a gravelled front garden with access to the rear. The rear garden is laid to patio with raised flower and shrub beds. Within the rear garden there is a large timber garden workshop.

**Garage**

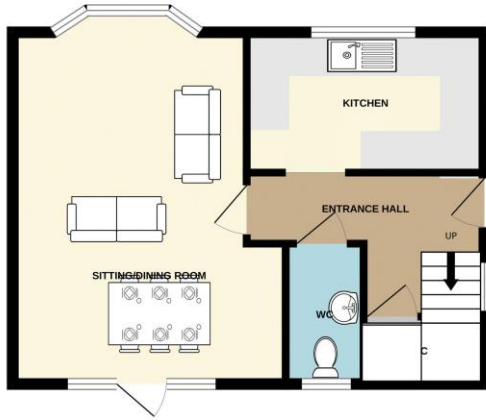
With up and over garage door. Power and light connected.

**Garden Workshop** 13' 1" x 6' 0" (3.99m x 1.83m)

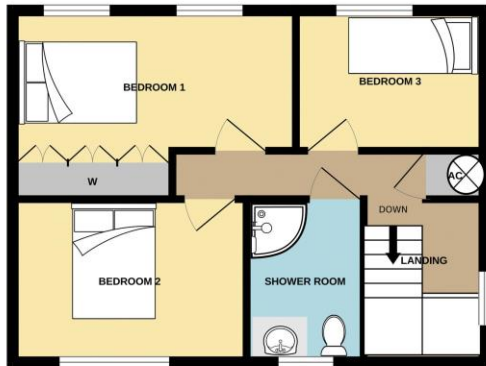
Timber garden workshop with windows to the side.



GROUND FLOOR  
39.7 sq.m. approx.

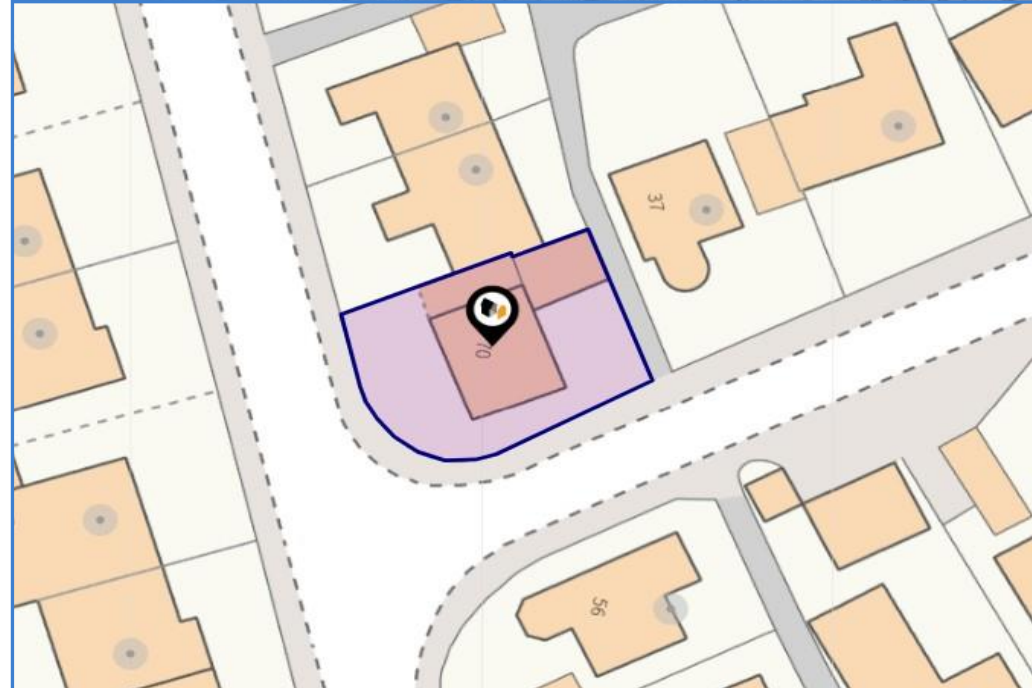


1ST FLOOR  
39.1 sq.m. approx.



TOTAL FLOOR AREA : 78.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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