



Parksey

Park, Somerton, TA10 9AT

George James PROPERTIES

EST. 2014

Parksey

Park, Somerton, TA10 9AT

Guide Price - £475,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Parksey is an individual detached house believed to date from the 1930's and constructed of red brick elevations under a 'hip' tiled roof. Situated in this idyllic setting approximately 2.5 miles from the centre of Somerton along a quiet country lane and surrounded by open countryside. Accommodation comprises entrance hall, cloakroom, large sitting room, lovely garden room and large kitchen/dining room. To the first floor there are three bedrooms all enjoying lovely rural views, bathroom and separate shower room. There is ample parking and large garage with enclosed private gardens with enclosed decked seating area. Also within the garden is a modern fully insulated garden cabin/office. No onward chain.

Services

Mains electricity with newly installed private drainage and private water supply. Electric fired central heating to radiators. Council tax band E. The property has solar panels (Photovoltaic - PV) recently fitted and provide great savings on the energy costs. The system also has batteries fitted.

what3words

///solo.shatters.nerve

Entrance Hall

Double glazed entrance door leads to the entrance hall with round window to side, under stairs storage cupboard, stairs to the first floor, slate flooring and radiator.

Cloakroom

With window to side, low level WC, wash hand basin and tiled floor.

Sitting Room 22' 3" x 11' 11" (6.79m x 3.62m)

With windows to the front and side and French doors leading to the garden room. Two radiators and four wall light points.

Garden Room 19' 3" x 12' 0" (5.86m x 3.67m)

This fully insulated garden room enjoys a wonderful rural outlook, with vaulted ceiling with roof windows and patio doors to the decked seating area.

Kitchen/Dining Room 18' 3" x 14' 10" (5.56m x 4.51m)

This large room has windows to either side and to the rear with door to the side garden. The kitchen area has a range of base and wall



mounted kitchen units with under unit lighting and work surfaces. One and a half bowl sink unit with mixer tap, space and plumbing for washing machine and dishwasher. Built in double oven and 4 ring electric hob with extractor hood over. Space for fridge freezer.

Landing

With window to side and access to the attic space.

Bathroom

With window to the rear, pedestal wash hand basin and panelled bath with electric shower over. Radiator and tiled floor.

Shower Room

With window to front, low level WC, pedestal wash hand basin and shower cubicle with mains shower. Radiator and exposed floor boards.

Bedroom 1 *10' 9" x 11' 9" (3.28m x 3.58m)*

With window to front and side with views over surrounding farmland. Radiator and mirror fronted wardrobe.

Bedroom 2 *11' 10" x 10' 11" (3.60m x 3.32m)*

With window to side with views over surrounding farmland. Radiator.

Bedroom 3 *11' 10" x 6' 11" (3.61m x 2.11m)*

With window to side with views over surrounding farmland. Radiator and built in double wardrobe.

Outside

Vehicular gates give access to the gravelled driveway and parking area. The drive continues to the side of the house to the garage.

Garage *19' 6" x 13' 11" (5.95m x 4.25m)*

This large garage has doors to the front, two windows to the side and window to the rear with power and light connected.

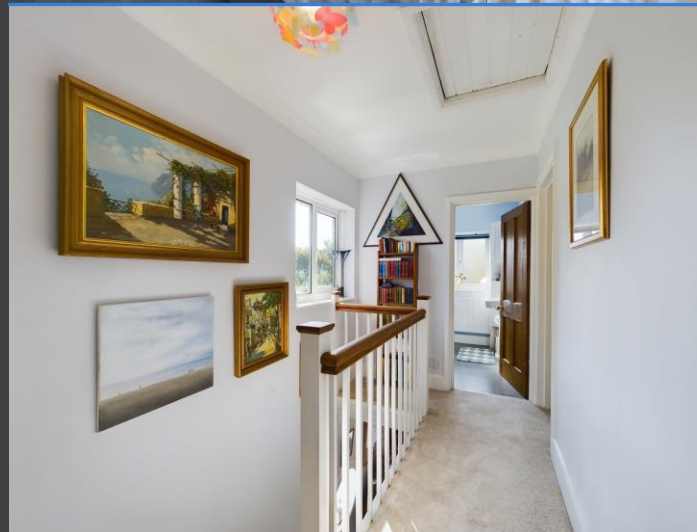
Utility Area *10' 6" x 4' 4" (3.21m x 1.33m)*

With door to the garden, sink unit and plumbing for the washing machine.

There are small gardens to the side and rear of the property, mainly laid to lawn with enclosed decked seating area with sun shade. The gardens are enclosed by hedgerows conveniently sculpted to maximize the rural outlook from the house and gardens. There is a timber garden storage shed.

Garden Cabin/Office *13' 9" x 9' 8" (4.19m x 2.94m)*

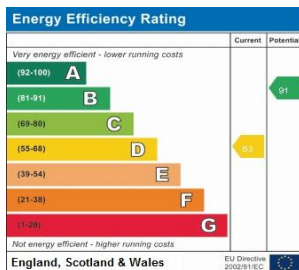
This modern fully insulated building has power and light connected. Ideal as a home office, gym or work room.



GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1797 sq.ft. (166.9 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.

Made with Metroplan 62023



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.