



Follys End

St. Cleers, Somerton, TA11 6HL

George James PROPERTIES
EST. 2014

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Guide Price - £385,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Situated within the popular St. Cleers area of Somerton, this spacious three-bedroom detached home offers a rare opportunity to acquire a property with an outstanding plot and enormous potential for improvement and extension. The accommodation has already been enhanced with ground-floor extensions, creating additional living spaces including a dining room, utility room and downstairs WC. The current owners have also installed a new kitchen, while the remainder of the property offers scope for updating and modernisation to suit a buyer's individual tastes and requirements. To the first floor are three well-proportioned bedrooms and a shower room. Outside, the property's standout feature is undoubtedly its exceptional plot, boasting large front and extensive rear gardens that provide excellent outdoor space and significant potential for further enlargement of the house, subject to the necessary planning permissions. Further benefits include a garage, a large driveway providing ample off-road parking, and the advantage of being offered for sale with no onward chain.

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, electricity, water and drainage connected. Council Tax Band E.

What3words

///workforce.flexibly.subsystem



Entrance Hall

With radiator, understairs cupboard, stairs rise to first floor.

Living Room 21' 11" x 11' 5" (6.69m x 3.49m)

With window side, French doors to rear, two radiators, feature stone fireplace with electric fire. Sliding doors to;

Dining Room 12' 0" x 11' 11" (3.65m x 3.63m)

With window to rear, radiator.

Kitchen 15' 6" x 9' 6" (4.73m x 2.89m)

With large window to front, door to utility room, four ring gas hob with extractor over, electric oven, matching range of wall and base units, space for dishwasher and washing machine, space for fridge/freezer, breakfast bar space.

Utility Room 11' 9" x 6' 9" (3.57m x 2.05m)

With doors to front and rear, radiator, space for tumble dryer.

WC

With frosted window to front, low level WC and corner sink.

First Floor Landing

With window to side, storage cupboard.

Bedroom 1 11' 6" x 11' 5" (3.50m x 3.48m)

With window to rear, radiator.

Bedroom 2 10' 2" x 10' 2" (3.11m x 3.09m)

With window to rear, radiator.

Bedroom 3 9' 6" x 8' 3" (2.90m x 2.51m)

With window to front, radiator.

Shower Room

With frosted window to front, radiator, corner shower, sink, close coupled WC.

Garden

The front garden is mainly laid to lawn with a large brick paviour driveway with parking for numerous vehicles. There is a covered car port leading to the garage. The front is bordered with mature trees and bushes allowing for a lovely private feel. The rear garden is the highlight of the home. With so much potential, the large garden is mainly laid to lawn with a patio, multiple sheds of varying condition, fruit trees, greenhouse, outside tap.

Garage 14' 5" x 9' 2" (4.39m x 2.79m)

With up and over door, side door to garden, power and lighting.



GROUND FLOOR
947 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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