



12 Bramley Road
Somerton, TA11 6AW

GeorgeJames PROPERTIES
EST. 2014

12 Bramley Road

Somerton, TA11 6AW

Guide Price - £350,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Built by Bovis Homes in 2019, this beautifully presented detached home offers contemporary living positioned on the edge of this popular development. The well-planned accommodation comprises a welcoming sitting room, a modern kitchen/dining room ideal for both everyday family life and entertaining, and a cloakroom with utility to the ground floor. On the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a stylish family bathroom. Externally, the property enjoys an enclosed garden, a single garage with door from the garden, and off-road parking directly behind the garden.

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. Gas fired central heating to radiators. Council tax band D.

Entrance Hall

With radiator, space under the stairs for storage, stairs rising to first floor.



Downstairs Cloakroom

With radiator, close coupled WC, sink, storage cupboard, space for washing machine with worktop over.

Sitting Room 15' 7" x 11' 0" (4.75m x 3.35m)

With bay window to front and windows to side, radiator.

Kitchen/Diner 15' 7" x 10' 10" (4.75m x 3.31m)

With radiator, tiled flooring, bay window to front, windows to side and French doors to garden. A modern range of matching wall and base units with integrated fridge/freezer, integrated dishwasher, stainless steel one and a half sink with drainer, electric hob with extractor over, under counter lighting, eye-level double oven.

First Floor Landing

With window to front, radiator.

Bedroom One 12' 2" x 9' 1" (3.71m x 2.77m)

With bay window to front, radiator, fitted wardrobes.

En-suite

With frosted window to side, ladder radiator, shower enclosure with mains shower, close coupled WC, sink.

Bedroom Two 11' 0" x 8' 5" (3.35m x 2.57m)

With bay window to front and window to side, radiator.

Bedroom Three 11' 0" x 6' 11" (3.35m x 2.10m)

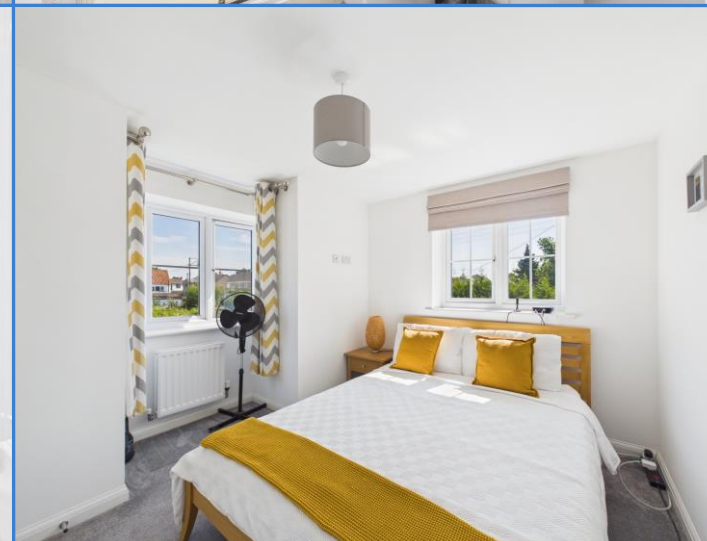
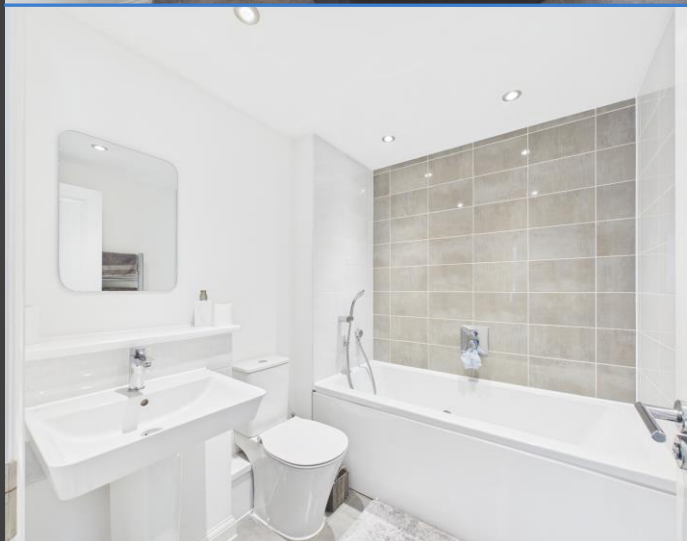
With window to side, radiator.

Bathroom

With chrome ladder radiator, bath with shower over, close coupled WC, sink.

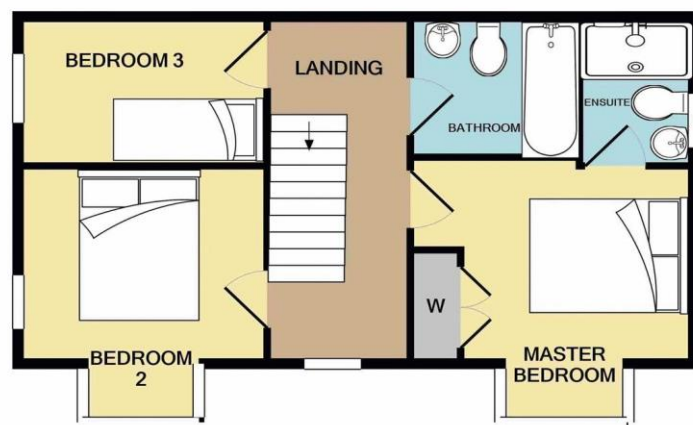
Outside

Enjoying a tucked-away position on the edge of the development, the property is approached under an archway from the driveway, leading to the front entrance, which is decorated by established hedging and mature shrubs. A nearby public footpath provides convenient pedestrian access to the development and into the market town of Somerton. The driveway, accessed via Pippin Road, is situated to the side of the property and provides off-road parking in front of the single garage, which benefits from an up-and-over door, power and lighting. A personal door from the garage and a gated side access both lead directly into the rear garden. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. Predominantly laid to lawn, it also features a timber shed and a generous decked entertaining area complete with a stylish covered pergola. Additional practical features include an external power socket and outside tap.





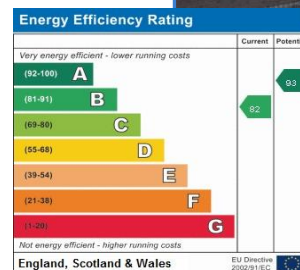
GROUND FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 485 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 970 SQ.FT. (90.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2021



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.