



Coopers Well
Northfield, Somerton, TA11 6SJ

George James PROPERTIES
EST. 2014

Coopers Well

Northfield, Somerton, TA11 6SJ

Guide Price - £525,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Coopers Well is a spacious detached chalet style bungalow. In recent years the property underwent a complete renovation and redesign, the clever and thoughtful reconfiguration of accommodation now provides comfortable and versatile living space. The heart of the property is the bright kitchen/dining room with wide bi-folding doors opening to the garden. There are two ground floor bedrooms, one of which would make a useful study there is also a shower room as well as a large sitting room. To the first floor there are two further large bedrooms both with en-suite facilities. Outside the entire plot extends to a third of an acre with mature landscaped gardens, ample parking and double garage. The house is situated in this quiet area of Somerton and is set well back from the lane.

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, gas and electricity are all connected. Gas fired central heating to radiators with underfloor heating to the kitchen/dining room. Council tax band E.

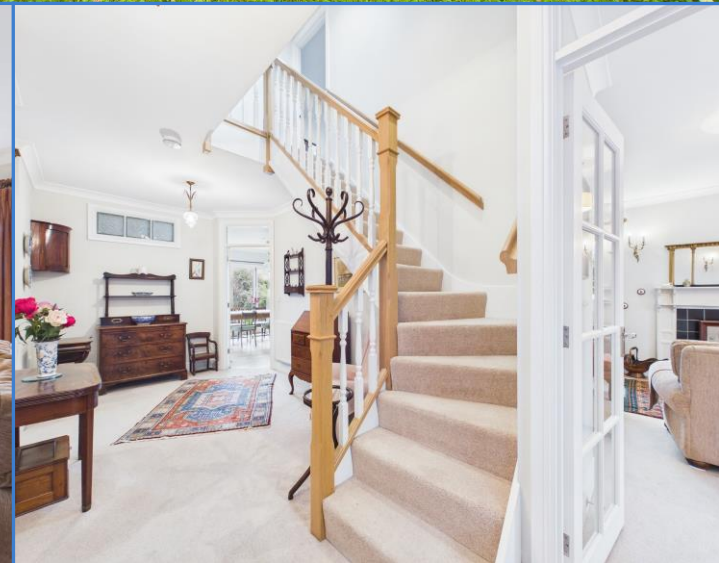
what3words

///homecare.ahead.darting

Entrance Hall

Large entrance hall with stairs leading to the first floor. Two radiators and built in cloaks cupboard.

Sitting Room 17' 2" x 15' 9" (5.22m x 4.80m)



A triple aspect room with bay window to the front and windows to either side. Fireplace housing coal effect gas fire. Radiators.

Kitchen/Dining Room 21' 2" max x 15' 11" max (6.45m max x 4.85m max)

With window to side and 4m wide bi-folding doors to the rear garden. Range of fitted base and wall mounted kitchen units with fitted appliances including dishwasher, fridge freezer and eye level double oven. Four ring hob with extractor hood over, one and a half bowl sink unit with mixer tap. The kitchen has underfloor heating.

Utility Room 11' 10" x 5' 9" (3.60m x 1.75m)

With glazed door to the side and window. Range of fitted units with space for washing machine and tumble dryer. Double drainer sink unit with mixer tap.

Shower Room 8' 2" x 6' 7" (2.50m x 2.01m)

With window to the side. Bathroom suite comprising low level WC, wash hand basin and corner shower cubicle with electric shower. Heated ladder towel rail.

Bedroom 14' 10" x 11' 7" (4.52m x 3.54m)

With window to the rear and radiator.

Bedroom/Study 10' 9" x 8' 8" (3.28m x 2.64m)

With window to the front and radiator.

Landing

With roof window to the front and built in airing cupboard housing the gas fired boiler.

Bedroom 19' 4" x 11' 9" (5.90m x 3.57m)

With dormer window to the rear and two roof windows to the front. Built in wardrobes and radiator and access to eave storage cupboards.

En-Suite Bathroom 8' 6" x 8' 6" (2.60m x 2.60m)

With roof window to the rear. Bathroom suite comprising paneled bath, low level WC and wash hand basin. Separate shower cubicle with mains shower. Heated ladder towel rail.

Bedroom

With dormer window to the rear and roof window to the front. Built in wardrobes and radiator. Access to eave storage cupboards.

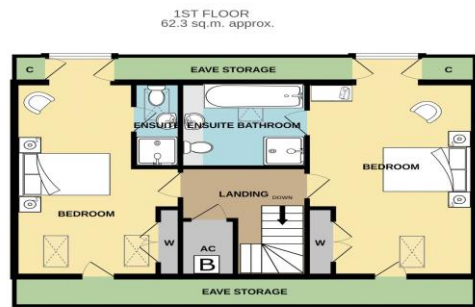
En-Suite Shower Room

With roof window to the rear. Low level WC and shower cubicle with mains shower. Radiator.

Outside

Vehicular access leads to the large gravel driveway area with ample parking and access to the detached double garage. There is gated pedestrian paths to either side of the property leading to the rear garden.





TOTAL FLOOR AREA: 169.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	69	75
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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