



5 Waverley Close
Somerton, TA11 6QG

GeorgeJames PROPERTIES
EST. 2014

5 Waverley Close

Somerton, TA11 6QG

Guide Price - £299,950

Tenure – Freehold

Local Authority – Somerset Council

Summary

5 Waverley Close is a very well presented semi-detached bungalow which has been extended to provide comfortable living accommodation including a spacious kitchen/dining room with French doors opening to the garden. The property is situated at the head of this peaceful cul-de-sac among other bungalows. Outside there are large private gardens to the front and rear with ample off road parking and single garage. The property is 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 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 and electricity are all connected. Oil fired central heating to radiators from a modern external oil boiler. Council tax band C.

What3words

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Entrance Hall

Part glazed entrance door leads to the entrance hall with radiator, access to the loft space and built in cupboard.



Sitting Room 16' 10" x 10' 8" (5.12m x 3.25m)
With bay window to the front and two radiators.

Kitchen/Dining Room 19' 6" x 10' 7" (5.95m x 3.22m)
The bungalow has been extended to provide this large, comfortable room with kitchen area comprising base and wall mounted units, single drainer stainless steel sink unit with mixer tap, double oven with four ring electric hob and extractor. Further eye level oven and space for an 'American' style fridge freezer. Space for washing machine and tumble dryer. Side pedestrian door and French doors to the rear garden.

Bedroom 1 11' 10" x 10' 8" (3.61m x 3.25m)
With window to the rear, radiator and range of fitted bedroom furniture including wardrobes, bed side units and dressing table.

Bedroom 2 10' 5" x 9' 1" (3.17m x 2.76m)
With window to the front, radiator and wardrobes.

Shower Room
With window to the side, low level WC, wash hand basin and corner shower cubicle with mains shower. Radiator, full tiling to floor and walls.

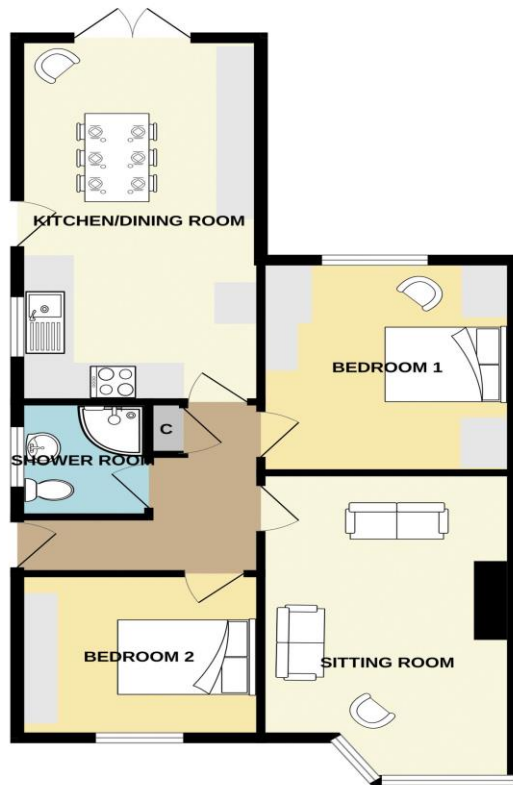
Outside
To the front of the property the garden is laid to lawn with mature shrub beds, a vehicular drive leads to the side of the bungalow with ample parking space and access to the garage. There is an outside security light and water tap.

Garage 15' 10" x 8' 11" (4.83m x 2.71m)
With up and over garage door, power and light connected.

A side pedestrian gate leads to the rear garden with patio area, summer house lawn and various raised planters. The rear garden is extremely private.

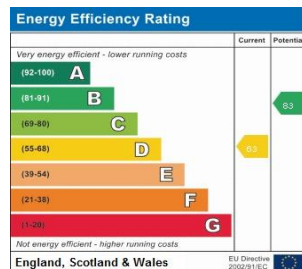


GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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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