



29 Maypole Knap  
Somerton, TA11 6HP

George James PROPERTIES  
EST. 2014

# 29 Maypole Knap

Somerton, TA11 6HP

Guide Price - £295,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

29 Maypole Knap is a detached bungalow situated in a popular residential cul-de-sac within level walking distance of Somerton town centre and all amenities. The accommodation comprises two bedrooms, sitting room, kitchen/diner and bathroom. Outside there are front and rear gardens, single garage and driveway parking. The property requires general modernisation but benefits from a brand new boiler. Offered 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. 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 electricity, gas, drainage and water are all connected. Gas fired central heating to radiators via newly installed boiler. Council tax band C.

## what3words

///guru.trifling.profile

**Entrance Porch** 5' 9" x 3' 3" (1.75m x 1.00m)

## Entrance Hall

Airing cupboard housing hot water cylinder with immersion and slatted shelving, access to roof space, wall mounted thermostat, radiator.

**Sitting Room** 18' 0" x 11' 11" (5.48m x 3.63m)

Window to front, boarded fireplace, TV point, telephone point, radiator.



**Bedroom Two** 11' 11" x 8' 11" (3.64m x 2.71m)

Window to front, radiator.

**Dining Room** 9' 11" x 9' 11" (3.01m x 3.01m)

Part glazed door to outside, radiator, opening to:-

**Kitchen** 9' 11" x 8' 3" (3.01m x 2.51m)

Dual aspect room with part glazed door to rear garden, range of wall and base units with inset stainless steel sink/drain unit, spaces for washing machine, fridge and cooker, concealed cooker hood, tiling to splash prone areas, telephone point.

**Bathroom**

Frosted window to rear, walk-in shower enclosure, pedestal hand basin, low level WC, part tiled walls, radiator.

**Bedroom One** 14' 3" x 9' 10" (4.34m x 3.00m)

Window to rear, telephone point, radiator.

**Outside**

**Rear Garden**

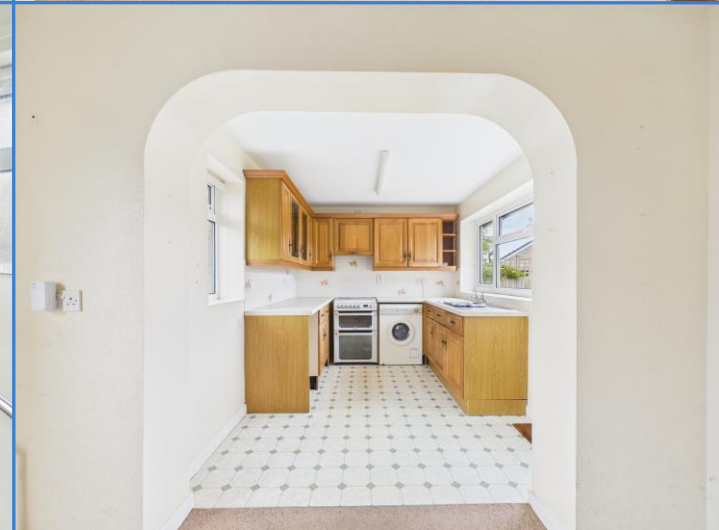
Mainly laid to lawn with a patio leading to two gated pedestrian access points, greenhouse, outside tap and security light, personal door to garage.

**Garage** 16' 7" x 8' 6" (5.06m x 2.59m)

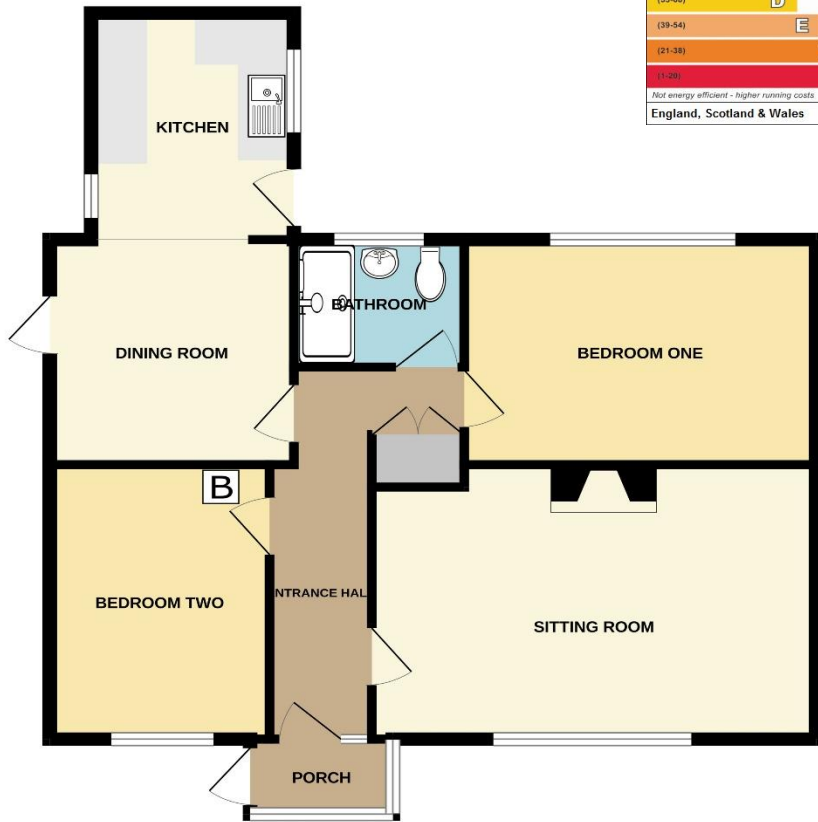
With up and over door, light and power available.

**Parking**

Driveway parking available.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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