



48 Polham Lane
Somerton, TA11 6SP

George James PROPERTIES
EST. 2014

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Guide Price - £259,500

Tenure – Freehold

Local Authority – Somerset Council

Summary

48 Polham Lane offers buyers a great chance to put their own stamp on a very good sized and flexible end of terrace house, situated a short distance from Somerton Town. On the ground floor is a porch, living room, study, bedroom, kitchen/breakfast room, rear lobby and a utility room, with two bedrooms and a shower room on the first floor. The property comes with allocated off street parking to the rear, with pretty front and rear gardens. This property is offered to the market with the benefit of no onward chain.

Services

Mains gas, electricity, water and drainage connected. Council Tax Band C.

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.

What3words

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Entrance Porch

With window to front, part glazed door to;

Living Room 15' 11" x 15' 3" (4.86m x 4.65m)

With window to front, two radiators, stairs to first floor.

Study 10' 2" x 9' 9" (3.10m x 2.98m)

With window to front, radiator.

Bedroom 1 (Downstairs) 16' 3" x 10' 4" (4.95m x 3.15m)

With frosted window to side, radiator, range of fitted furniture, storage, drawers and wardrobes.



Breakfast Room 8' 1" x 5' 10" (2.47m x 1.79m)

With space for under counter bar stools, radiator, storage, opening to;

Kitchen 9' 3" x 8' 2" (2.81m x 2.48m)

With window to rear, range of matching wall and base units, plumbing for dishwasher or washing machine, and space for fridge freezer, Bosch oven and 4-ring gas hob with extractor over, stainless steel sink with drainer.

Rear Lobby

With frosted window and door to rear garden, radiator.

Utility Room

With frosted window to rear, storage cupboard with plumbing for washing machine with space for tumble dryer above, and a wall mounted gas boiler.

First Floor Landing

With access to attic, storage cupboard.

Bedroom Two 12' 6" x 11' 11" (3.82m x 3.64m)

With window to front, radiator, over-stairs cupboard, built in wardrobe, range of fitted storage, drawers and dressing table.

Bedroom Three 11' 8" x 8' 3" (3.56m x 2.51m)

With window to rear, radiator, range of fitted storage, drawers and wardrobe.

Shower Room

With frosted window to rear, radiator, double walk-in shower enclosure, close coupled WC, sink with plenty of vanity storage.

Outside

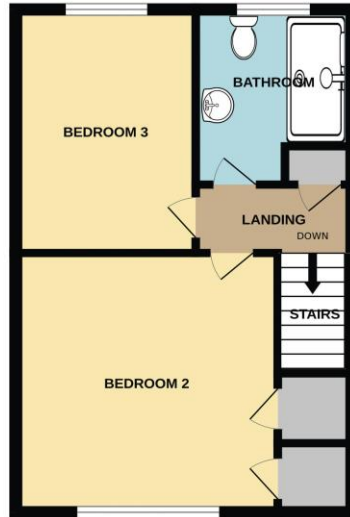
Behind the rear garden are two allocated parking spaces. The rear garden is laid for ease of maintenance with a patio, pathway, garden shed, a gate to the parking, external tap, water butt, pretty decorative rockery and a side gate to the front garden. To the front is a beautiful, level lawn flanked by planted flower borders. There is a patio for seating, and the elevated position allows for views back up Polham Lane towards Somerton Town.



GROUND FLOOR
63.9 sq.m. approx.



1ST FLOOR
34.3 sq.m. approx.



TOTAL FLOOR AREA: 98.2 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		72	79
EU Directive 2002/91/EC			



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