



1 Old Somerton Hotel
New Street, Somerton, TA11 7NT

George James PROPERTIES
EST. 2014

1 Old Somerton Hotel

New Street, Somerton, TA11 7NT

Guide Price - £400,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Old Somerton Hotel is a spacious Grade II listed town house offering excellent size living accommodation. There is a large main reception room, kitchen/breakfast room, WC, and a useful basement office/work room. To the first floor there are three double bedrooms and family bathroom with the main bedroom having an en-suite shower room. Outside there is allocated parking for two cars within a gated parking area and a court yard garden. The property was converted from the original Somerton hotel in 2011 and situated in this popular street just a short distance from the town.

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 water, drainage, electricity and gas are all connected, with gas fired central heating to radiators. Council tax band E.

what3words

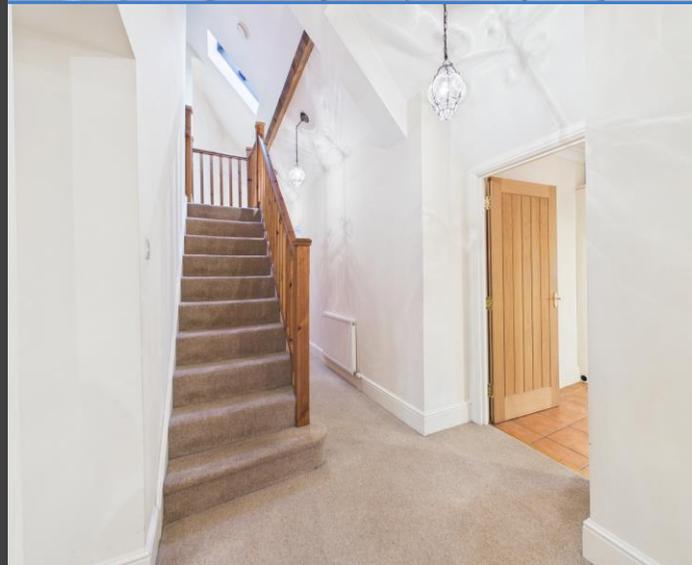
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Entrance Hall

Stairs leading to the first floor, radiator, under stairs storage cupboard, window to rear and door leading the the cellar.

WC

Low level WC, wash hand basin and radiator.



Kitchen/Breakfast Room 14' 6" x 13' 11" (4.42m x 4.23m)

Windows to rear and side, stable door to the rear garden. With tiled floor and a range of base and wall mounted kitchen units with work surfaces over, one and half bowl sink unit with mixer tap, built in dishwasher and washing machine.

Sitting/Dining room 24' 9" x 15' 7" (7.54m x 4.76m)

This impressive room has two sash windows to the front and a window to the side, feature fireplace and three radiators.

Basement/Cellar/Office 28' 1" x 11' 1" (8.55m x 3.38m)

Staircase from the entrance hall leads down to this useful and fully useable office or work area with radiator and built in storage cupboard.

Landing

With roof window and radiator.

Main Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

Low level WC, pedestal wash hand basin, panelled bath with mains shower over, tiled floor and ladder towel rail.

Bedroom 1 11' 2" x 10' 4" (3.40m x 3.15m)

Sash window to front and radiator

En-suite

Low level WC, wash hand basin, shower cubicle with mains shower, ladder towel rail and tiles to splash prone areas.

Bedroom 2 11' 6" x 11' 2" (3.50m x 3.40m)

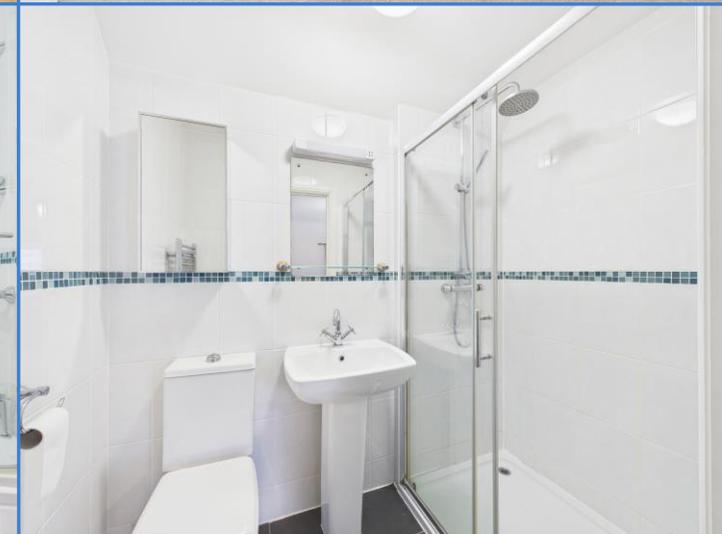
Sash window to front and radiator.

Bedroom 3 9' 7" x 9' 11" (2.91m x 3.03m)

Sash window to front and radiator.

Outside

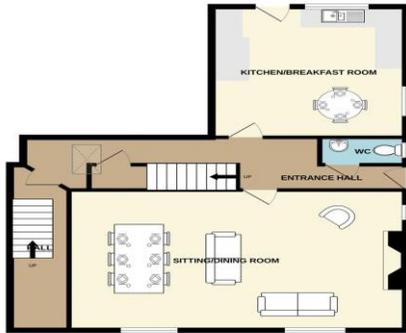
The properties at the Old Somerton Hotel share an electric gated vehicular access to the rear parking area where there are two allocated parking spaces. The property comes with an enclosed courtyard garden with storage shed.



BASEMENT
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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