



Caritas

Brockle Hill, Somerton, TA11 6LU

George James PROPERTIES

EST. 2014

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Guide Price - £333,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A well presented and updated link-detached house with accommodation comprising entrance hall, sitting room/dining room, modern fitted kitchen, utility area and WC, three bedrooms and new bathroom. The house has double glazing and gas fired central heating to radiators. Outside there are enclosed gardens with shed, ample parking and single garage. The property enjoys some views over the Cary Valley.

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, gas and electricity are connected. Council tax band D.

what3words

///grief.corkscrew.inclines

Entrance Porch

Entrance door leads to the entrance porch with door to the hall.

Entrance Hall

Part glazed entrance door leading to the entrance hall with radiator and stairs to the first floor.

Sitting Room/Dining Room 24' 10" x 12' 5" (7.57m x 3.79m)

With bay window to the front and patio doors to the rear garden. Natural stone open fire place and radiator.



Kitchen 10' 10" x 7' 7" (3.30m x 2.30m)

With window to the rear, modern fitted kitchen comprising a range of base and wall units with work surfaces over, built in oven and space for air fryer or microwave, four ring gas hob with stainless steel splash back and extractor over. One and a half bowl sink unit with mixer tap. Built in fridge and dishwasher.

Utility 6' 5" x 5' 9" (1.96m x 1.74m)

With part glazed door to the rear garden and wall mounted gas boiler providing hot water and central heating. Door to garage.

WC

With window to the rear, low level WC, wash hand basin and radiator.

Landing

With built in airing cupboard, hot water cylinder, immersion and shelving. Access to loft space.

Bedroom 1 11' 9" x 9' 1" (3.57m x 2.78m)

With window to the rear with views, radiator and built in wardrobe.

Bedroom 2 10' 9" x 9' 2" (3.28m x 2.80m)

With window to the front and radiator.

Bedroom 3 7' 8" x 6' 6" (2.34m x 1.98m)

With window to the front, radiator and built in cupboard.

Bathroom

With window to the rear, modern fitted bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over and screen. Ladder towel rail and extractor.

Outside

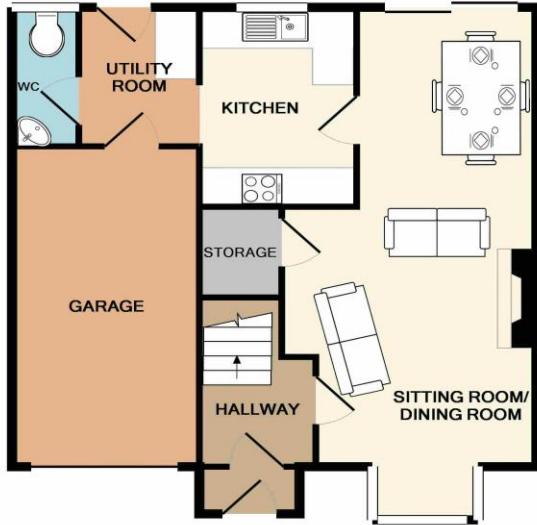
To the front of the property there is a small garden area with a driveway giving access to the garage. To the right hand side of the house is an additional parking area and side pedestrian access to the rear garden .

Garage 17' 2" x 8' 11" (5.22m x 2.73m)

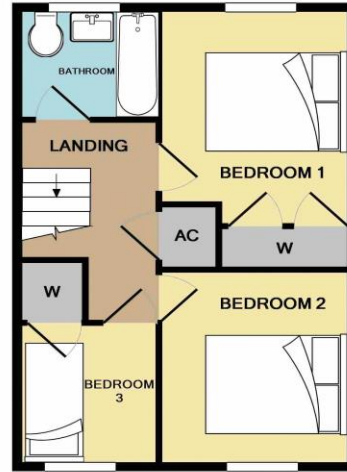
With up and over garage door, power, light and internal door to the utility room.

The rear garden is enclosed with large patio area with water tap and light, lawn and various flower and shrub beds. The garden continues to the side of the house where there is a timber garden shed.





GROUND FLOOR
APPROX. FLOOR
AREA 657 SQ.FT.
(61.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1059 SQ.FT. (98.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		83
(54-68)	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	



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