

9 Court House Close

West Street, Somerton, TA11 7EU

George James PROPERTIES

EST. 2014

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Guide Price - £325,000
Tenure – Leasehold
Local Authority – Somerset Council







Summary
Courthouse Mews is an exclusive development of just 8 retirement apartments, located within the historic former Courthouse Gallery and West Street buildings in the heart of Somerton. Located close to the Old Town hall, now a popular gallery and workshop venue, these luxury apartments offer superb size accommodation. Each apartment is approached from a communal entrance with lift access. This beautiful apartment is situated on the first floor accommodation comprising entrance hall, large open plan sitting room/kitchen diner, Juliette balcony with a stunning south facing outlook, Two double bedrooms, one having an en-suite. Properties on this development are rarely available so an early viewing is highly advised.

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. The Old Town Hall now houses the ACEArts Gallery and craft shop. 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 all connected. Gas fired central heating to radiators. Council tax band D.

Agents Note
We understand the current charges are as follows, to be reviewed every July at an owners annual meeting: Service Charge: £593 per calendar month. Included in this charge is 1 hour cleaning per week. Ground Rent: £500 per annum. There is a car parking space available to the property for £200 per annum. We understand that 'The Levels Care' company operate from an office in this building, and details can be provided upon request. The property has access to a communal residents lounge

what3words
///scarecrow.limiting.mows

Entrance Hall

Kitchen Diner *13' 5'' x 11' 10'' (4.1m x 3.6m)*
Fitted kitchen, with a south facing Juliette balcony and space for a dining table and chairs.

Sitting Room *15' 9'' x 13' 1'' (4.8m x 4.0m)*
Open plan living area with window to the rear.

Wet Room
With low level WC, wash hand basin and mains shower.

Bedroom 1 *15' 5'' x 10' 10'' (4.7m x 3.3m)*
Windows to the front, with a range of fitted wardrobes.

Bedroom 2/Study *11' 6'' x 8' 10'' (3.5m x 2.7m)*
Windows to the front.

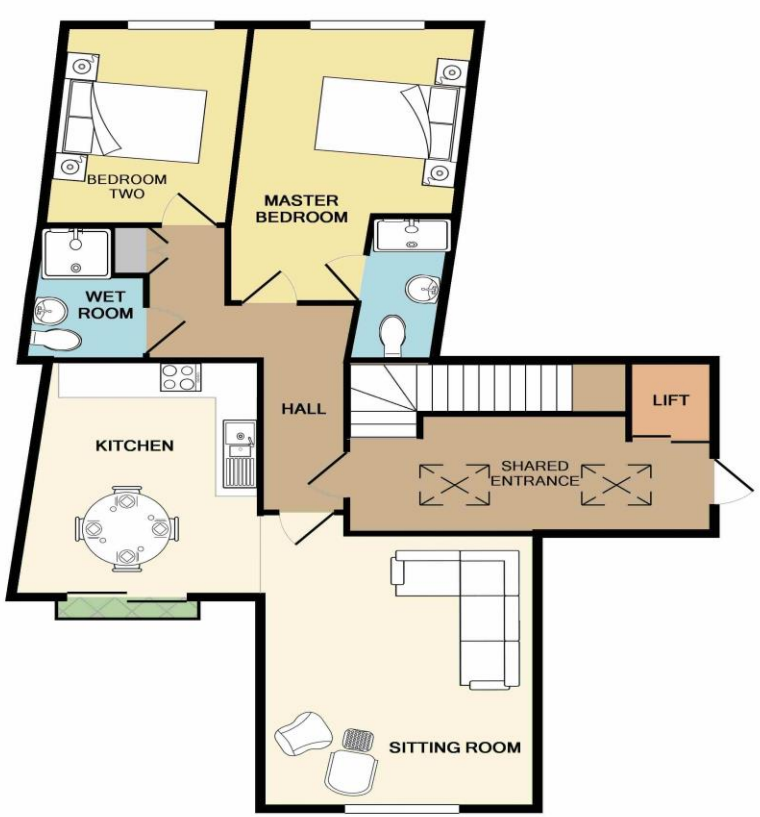
En-suite Wet Room
Wet Room with window to the side, low level WC, wash hand basin and mains shower.

Agents Note
Some photographs shown have been taken from a previous instruction and may differ slightly upon viewing. A physical viewing is recommended to appreciate the quality of this luxury apartment.



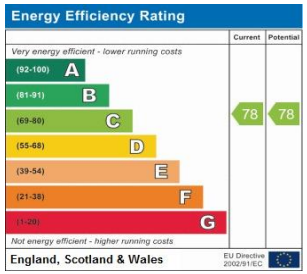




TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 SQ.M.)

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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The Property Ombudsman

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