



Flat 2 Dales House

Behind Berry, Somerton, TA11 6JY

GeorgeJames PROPERTIES

EST. 2014

Flat 2 Dales House

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Guide Price - £115,000

Tenure – Leasehold

Local Authority – Somerset Council

Summary

Flat 2 Dales House is a purpose built ground floor flat, one of just four flats in the block and situated close to the centre of the town. Accommodation includes entrance porch, sitting room, kitchen, bedroom and bathroom. To the rear of the flats there are two allocated parking spaces.

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.

Leasehold

999 year lease from 1990. £1 per annum ground rent and £100 per quarter for management including insurance and maintenance.

Services

Mains water, drainage and electricity are all connected. Council tax band A. Electric night storage heating.

Entrance Porch

Entrance door leads to the entrance porch with window to the front and door to the sitting room.

Sitting Room 12' 5" x 13' 4" (3.78m x 4.06m)

With window to the front, night storage heater and feature electric fireplace.

Inner Hall

With night storage heater. Built in airing cupboard housing hot water cylinder.



Bathroom

With window to the side. Low level WC, wash hand basin and panelled bath with electric shower over. Electric wall heater.

Bedroom 11' 7" x 10' 0" (3.54m x 3.06m)

With window to the rear and panel heater.

Kitchen 11' 6" x 6' 1" (3.50m x 1.85m)

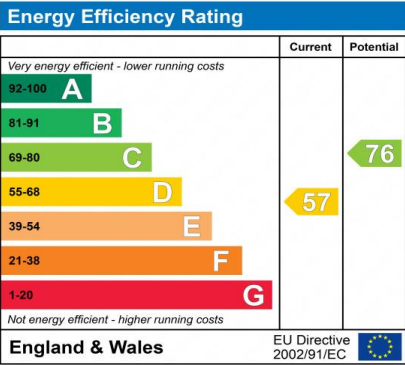
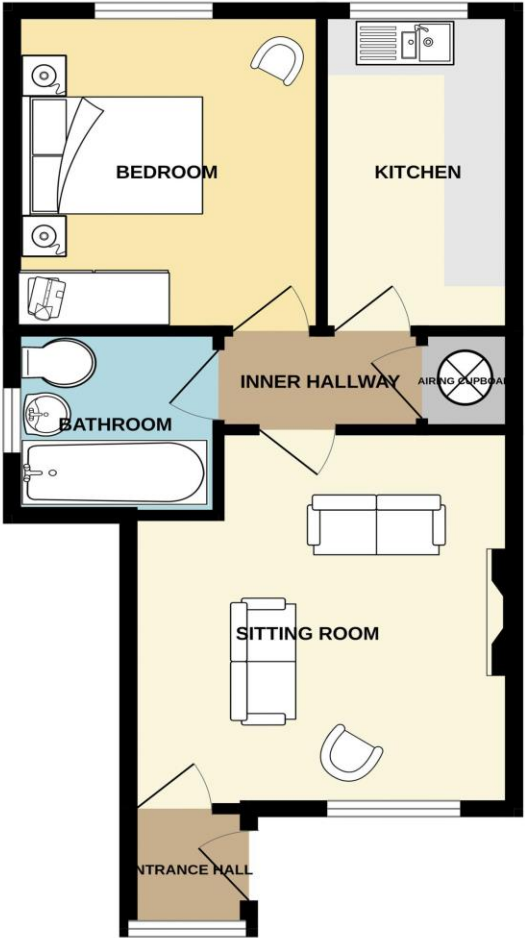
With window to the rear. Base and wall mounted units with work surfaces over. One and a half bowl sink unit with mixer tap. Space for washing machine, cooker and fridge.

Outside

A driveway leads through the flats to a private parking area, there are two allocated parking spaces to the immediate rear of Flat 2.



GROUND FLOOR



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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