



62 Behind Berry
Somerton, TA11 6JY

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6JY

Guide Price - £282,500

Tenure – Freehold

Local Authority – Somerset Council

Summary

62 Behind Berry is a stone-built end of terrace cottage conveniently situated close to the centre of Somerton. The property has been extended to provide additional ground floor living space. Accommodation comprises kitchen, two reception rooms and ground floor bedroom and shower room. To the first floor there are two further bedrooms and shower room. Outside there is off road parking and single garage, large private gardens to the front and good size outbuilding.

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. Council tax band D.

what3words

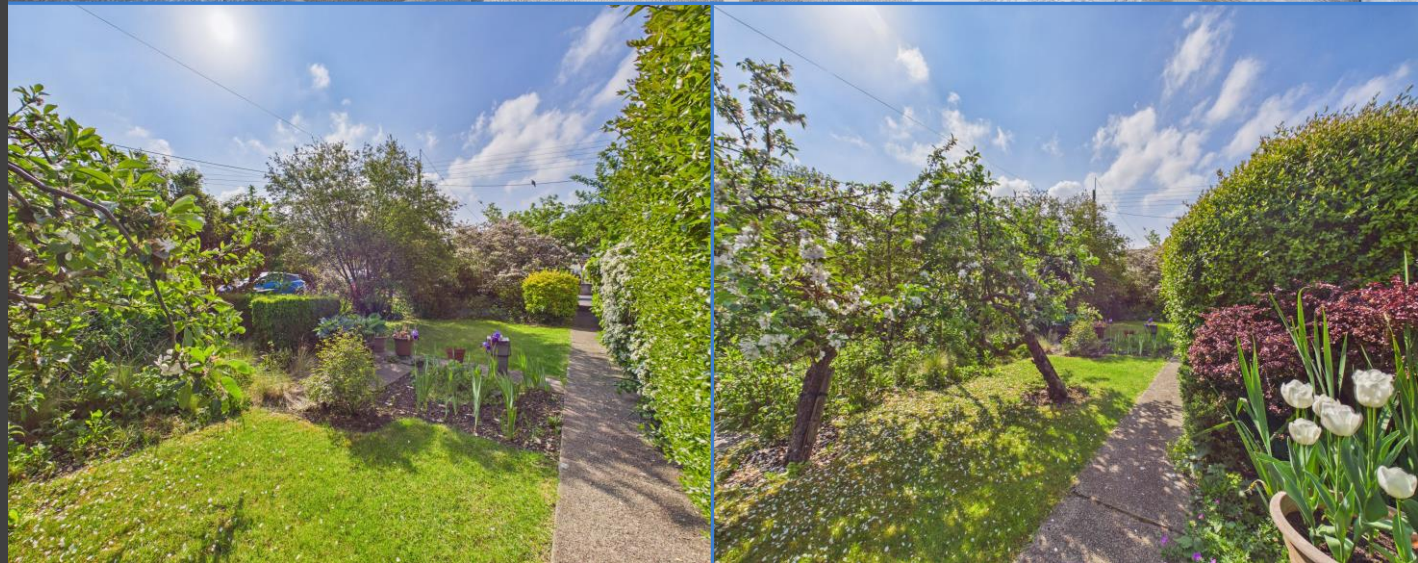
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Entrance Hall

Part glazed entrance door to entrance with radiator.

Kitchen/Breakfast Room 14' 7" x 8' 0" (4.45m x 2.43m)

With window to the front and side. Base and wall units with single drainer sink unit and mixer tap. Radiator. Space for fridge freezer, cooker and dishwasher.



Utility Room 8' 10" x 6' 7" (2.70m x 2.00m)

With window to the side, sink unit and wall mounted gas fired boiler providing hot water and central heating. Inner lobby with cupboard housing hot water cylinder.

Shower Room

With window to the side. Low level WC and vanity sink unit. Corner shower cubicle with mains shower. Heated ladder towel rail.

Ground Floor Bedroom 14' 10" x 11' 0" (4.51m x 3.36m)

With window to the rear and radiator.

Dining Room 16' 5" x 12' 8" (5.00m x 3.85m)

With window to the rear and radiator. Door with stairs leading to the first floor. Built in cupboard and built in understairs storage.

Sitting Room 16' 5" x 10' 2" (5.00m x 3.10m)

With window to the front and radiator. Open fire place with stone surround.

Front Porch

With entrance door and glazing.

Landing

Bedroom 11' 10" x 10' 9" (3.60m x 3.28m)

With window to the front and radiator. Door to the shower room.

Bedroom 12' 8" x 10' 8" (3.85m x 3.26m)

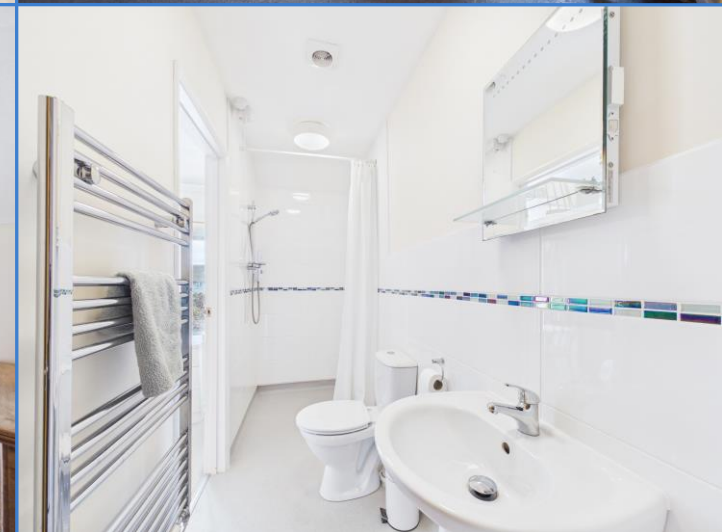
With window to the rear and radiator. Door to the shower room.

Shower Room 10' 6" x 3' 9" (3.20m x 1.15m)

Modern shower room with low level WC, wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

Outside

There is an off road parking space in front of the garage with pedestrian path leading to the house. The large front garden is divided into two private areas with mature tree and shrub beds, flower borders and lawns. The path continues to the side of the property leading to a small lawned rear garden with good size garden outbuilding.





TOTAL FLOOR AREA : 114.6 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		
		EU Directive 2002/91/EC



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