



14 Westholm Road
Somerton, TA11 6HQ

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £375,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An exciting opportunity to acquire this extremely spacious and versatile detached bungalow, occupying a popular position within Westholm Road, one of Somerton's well-regarded residential roads. Deceptively spacious from the outside, the property offers flexible accommodation that can be configured as up to four bedrooms, or alternatively three bedrooms with a separate dining room, making it particularly adaptable to suit a variety of requirements. The accommodation currently comprises a generous living room, master bedroom with en-suite, family bathroom, kitchen, utility room and conservatory, alongside the versatile additional rooms. Externally, the property benefits from front and rear gardens, a garage and ample driveway parking. The property does require some modernisation, providing an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste. Offered for sale with no onward chain.

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 gas, electricity, water and drainage connected. Council Tax Band E.

what3words

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Entrance Hall

With radiator, access to attic, airing cupboard.



Living Room 17' 5" x 11' 9" (5.3m x 3.59m)

With window and sliding door to rear, two radiators, stone fireplace with electric fire.

Kitchen 11' 10" x 9' 2" (3.61m x 2.80m)

With window to rear, range of matching wall and base units, 1.5 sink with drainer, 4-ring electric hob, electric oven and grill, space for fridge/freezer and dishwasher.

Utility Room 9' 7" x 4' 10" (2.91m x 1.47m)

With door to conservatory and door to garage, radiator, matching cupboards and worktops, space for washing machine, tumble dryer, under-counter fridge or freezer.

Conservatory 15' 3" x 6' 11" (4.66m x 2.11m)

With sliding door and personal door to rear garden.

Bedroom 1 10' 9" x 9' 3" (3.28m x 2.81m)

With window to front, radiator, built in wardrobes.

Ensuite

With frosted window to side, radiator, shower, vanity sink, low level WC.

Bedroom 2 11' 11" x 10' 8" (3.62m x 3.24m)

With window to rear, radiator.

Bedroom 3 9' 7" x 8' 4" (2.91m x 2.54m)

With window to front, radiator, built in wardrobes.

Bedroom 4/Dining Room 11' 1" x 9' 9" (3.38m x 2.96m)

Currently laid out as a dining room, with window to front and radiator.

Bathroom

With frosted window to side, radiator, corner bath with shower over, sink, low level WC.

Garden

The property benefits from generous front and rear gardens. To the front, a pressed concrete driveway offers ample parking with the front garden laid to lawn, with a brick wall and hedge borders. The rear garden is mainly laid to lawn with a patio and outside tap. There are gates either side of the bungalow for access to the front.

Garage 16' 9" x 8' 10" (5.1m x 2.68m)

With roller door, electricity and lighting. The boiler is housed here.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description 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.
(Made with floorplan 62026)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	



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