



4 South View
Somerton, TA11 6LT

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Guide Price - Guide Price £240,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

An end of terrace house with accommodation comprising entrance hall, sitting room and kitchen/breakfast room. To the first floor there are three good size bedrooms and bathroom with separate WC. The house is presented in good order having recently been re-decorated throughout with newly fitted carpets. Outside there are gardens to the front and rear.

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 rom a gas combination boiler. Council tax band B.

What3words

///disco.champions.colleague

Entrance Hall

Radiator and stairs to the first floor.

Sitting Room 17' 5" x 11' 7" (5.31m x 3.53m)

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

Kitchen/Breakfast Room 14' 11" x 8' 8" (4.55m x 2.65m)

With window to the rear and radiator. Base and wall mounted units with work surfaces over, single drainer sink unit with mixer tap. Space for washing machine, dishwasher, fridge freezer and cooker.



Rear Hall

With part glazed door to the rear garden and under stairs storage cupboard.

Landing

Window to the side and radiator.

Bedroom 1 11' 4" x 11' 7" (3.45m x 3.53m)

With window to the front, radiator and wall mounted gas boiler.

Bedroom 2 13' 1" x 8' 8" (4.00m x 2.65m)

With window to the rear and radiator.

Bedroom 3 10' 2" x 8' 7" (3.09m x 2.61m)

With window to the side and radiator.

Bathroom

With window to the side, pedestal wash hand basin and panelled bath with electric shower over. Radiator.

WC

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

Outside

To the front of the property there are lawned gardens with path to the front door, a path continues to the side with gate leading to the rear garden.

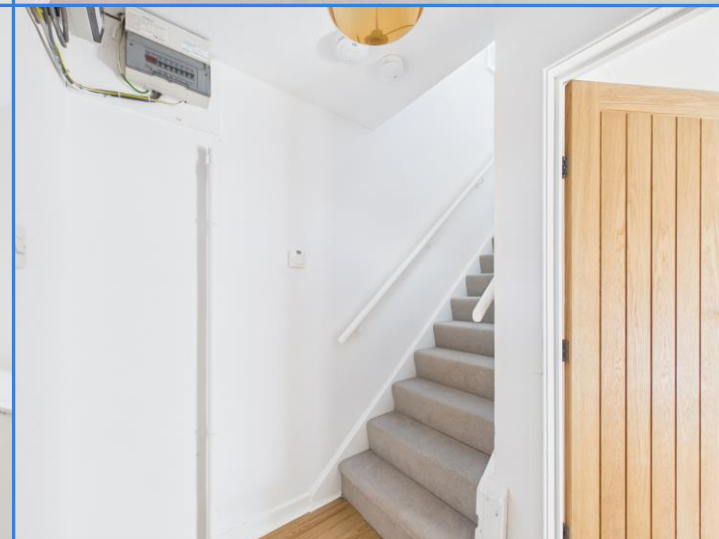
Integral Store/Utility Room 8' 10" x 6' 1" (2.70m x 1.85m)

This useful space could possibly be integrated into the house by creating an internal door. This area could make a utility room, extension to the kitchen or an area to create a WC.

The rear garden is laid to lawn with flower and shrub border and timber garden shed.

Agents Note

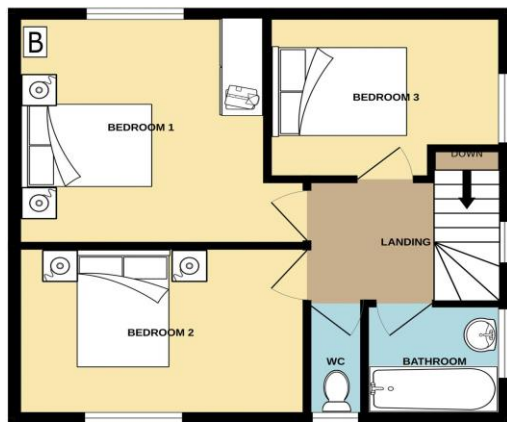
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.



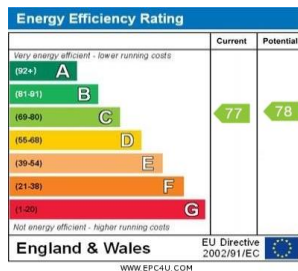
GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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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