58 Parklands Way

Somerton, TA11 6JG

George James PROPERTIES
EST. 2014

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Guide Price - £250,000
Tenure – Freehold
Local Authority – Somerset Council

Summary
58 Parklands Way is a surprisingly spacious semi-detached family house. The property has been extended by the current owners to provide an impressive large open plan sitting room/dining area with roof windows and French doors to the garden. There is also a good size kitchen, three bedrooms and bathroom. The property occupies a corner plot with off road parking and single garage, there are gardens to the side and enclosed south west facing decked terrace.

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 and electricity are all connected. Oil fired central heating to radiators. Council tax band C.

What3Words
///subtitle.behalf.explorer

Entrance Hall
Entrance door leads to the entrance hall with stairs to the first floor, understairs storage cupboard and radiator.

Kitchen *10' 5'' x 9' 8'' (3.17m x 2.94m)*
With window to the front, range of base and wall mounted kitchen units with one and a half bowl sink unit with mixer tap. Space for fridge freezer, washing machine and cooker. Fitted cooker extractor hood. Tiled floor.

Sitting Room/Dining room *18' 2'' x 15' 8'' (5.54m x 4.78m)*
This large versatile family living area has been extended with two roof windows and French doors to the garden. Radiator.

Landing
With access hatch to loft space. Built in airing cupboard housing hot water cylinder.

Bedroom 1 *11' 10'' x 9' 10'' (3.60m x 3.00m)*
With window to the front and radiator.

Bedroom 2 *9' 8'' x 8' 2'' (2.95m x 2.48m)*
With window to the rear and radiator.

Bedroom 3 *7' 5'' x 6' 7'' (2.27m x 2.00m)*
With window to the rear and radiator.

Bathroom *6' 8'' x 6' 0'' (2.04m x 1.82m)*
With window to the front. Bathroom suite comprising low level WC, wash hand basin and panelled bath with mains shower over and screen. Heated ladder towel rail.

Garage *19' 0'' x 8' 8'' (5.80m x 2.65m)*
With up and over garage door and side pedestrian door to the garden.

To the side of the house a driveway provides off road parking and access to the garage. From the front garden and driveway pedestrian gates lead to the side garden laid to decorative bark with raised sleepers and lawned area. To the immediate rear of the house is an enclosed south west facing decked terrace.

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
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.

TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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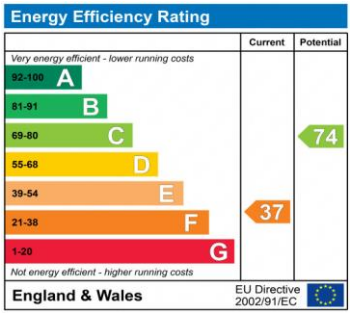

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The Property Ombudsman

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