

1 Wessex Rise

Somerton, TA11 7BP

George James PROPERTIES

EST. 2014

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Somerton, TA11 7BP

Guide Price - £263,950
Tenure – Freehold
Local Authority – Somerset Council







Summary
1 Wessex Rise is an attached two bedroom bungalow situated in a prime location, just a short and level walk from Somerton Town Centre and amenities. The property is situated in a secluded location that can be accessed by vehicle by West Street, or on foot through a short lane from the town centre. With entrance hallway, two bedrooms, sitting room, kitchen/diner, wet room. Outside is a low maintenance rear garden, garage with electric and parking. The property would benefit from some slight modernisation but offers tremendous scope to improve and make it your own. Offered to the market 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 local area has some of the best schools in the country including Millfield, Wells Cathedral School, Downside, All Hallows and the Kings Bruton. A more comprehensive range of amenities can be found in Bath, Bristol, Street or the County town of Taunton to the west and 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 B.

What3words
///debating.sporting.users

Entrance Hall
With radiator, storage cupboard.

Sitting Room *14' 6'' x 11' 9'' (4.43m x 3.57m)*
With window to front, radiator, fireplace with electric fire.

Kitchen *8' 0'' x 8' 0'' (2.44m x 2.45m)*
With window to rear, door to garden, radiator, matching wall and base units, sink with drainer, space for cooker.

Bedroom 1 *12' 8'' x 8' 11'' (3.87m x 2.73m)*
With window to front, radiator, fitted wardrobes.

Bedroom 2 *9' 3'' x 8' 10'' (2.82m x 2.70m)*
With window to rear, radiator.

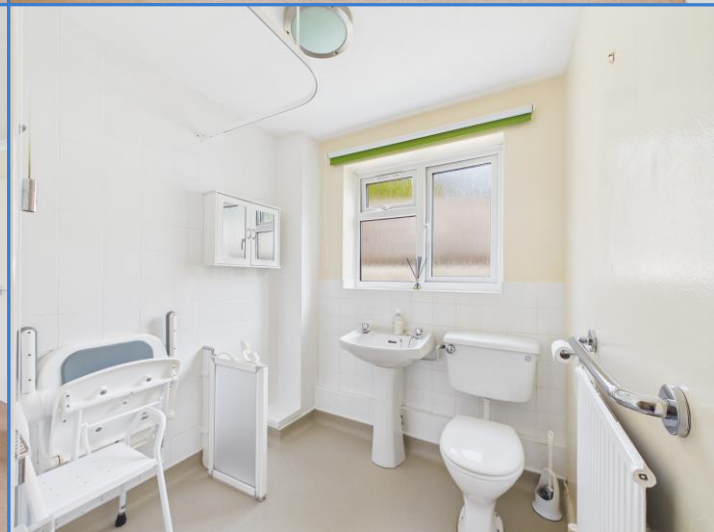
Wet Room *6' 6'' x 6' 2'' (1.98m x 1.87m)*
With frosted window to rear, radiator, low level WC, sink, shower.

Outside
To the front of the property is a parking space, with front garden filled with beautiful flowers and shrubs. The rear garden is low maintenance with patio, a wall with planters, tap, personal door into garage, gated access to front garden. The garage comes with lighting and power with an electric garage door.

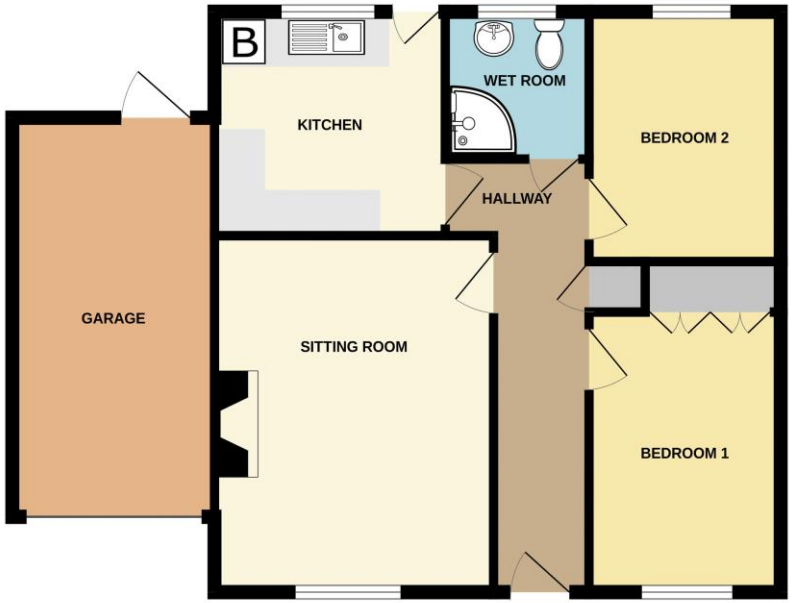
Agents Note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.



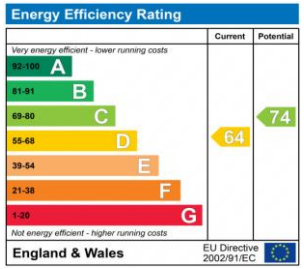


GROUND FLOOR



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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1 Brandon House, West Street, Somerton, TA11 7PS
Tel: 01458 274153
email: somerton@georgejames.properties
www.georgejames.properties

The Property Ombudsman

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