



11 Laburnum Drive  
Somerton, TA11 6LH

George James PROPERTIES  
EST. 2014

# 11 Laburnum Drive

Somerton, TA11 6LH

Guide Price - £279,950

Tenure – Freehold

Local Authority – Somerset Council

## Summary

11 Laburnum Drive is a well presented semi-detached house situated on this popular road close to the centre of the town. The property has recently been re-decorated and offers accommodation comprising entrance hall, sitting room/dining room and kitchen. There is the benefit of a small extension to the rear that has created a ground floor shower room/WC. To the first floor there are three bedrooms and bathroom. Outside there are pleasant gardens with driveway leading to a single garage.

## 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 are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; 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 who present a varied, stimulating programme of exhibitions and related events throughout the year. 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 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 C. Gas fired central heating to radiators.

## what3words

///couriers.invent.agreeable

## Entrance Hall

With stairs to the first floor and understairs storage cupboard. Radiator.



**Sitting Room/Dining Room** 22' 1" x 12' 1" max (6.74m x 3.69m max)

With windows to the front and rear, two radiators and feature fireplace.

**Kitchen** 10' 7" x 9' 1" (3.22m x 2.77m)

With window to the rear. Fitted kitchen comprising base and wall units with work surfaces over. One and a half bowl sink unit with mixer tap, electric oven with four ring hob and extractor hood over. Space for washing machine and fridge freezer. Radiator.

**Rear Lobby**

With glazed door to the garden.

**Shower Room/WC**

With window to the rear, low level WC, wash hand basin and shower cubicle with mains shower. Radiator.

**Landing**

With window to the side and built in airing cupboard with hot water cylinder.

**Bedroom 1** 12' 0" x 9' 1" (3.66m x 2.76m)

With window to the rear, radiator and range of built in mirror fronted wardrobes.

**Bedroom 2** 10' 5" x 8' 7" (3.17m x 2.61m)

With window to the front and radiator.

**Bedroom 3** 9' 5" x 7' 3" (2.86m x 2.20m)

With window to the front and radiator. Overstairs storage cupboard.

**Bathroom**

With window to the rear and side, bathroom suite comprising low level WC, wash hand basin and panelled bath. Radiator.

**Outside**

The property is approached via a vehicular driveway with off road parking. The front garden is laid to lawn with flower and shrub beds. The drive continues to the side of the house with panel fence and gate leading to the rear garden and garage. The rear garden is also laid to lawn with patio area and water tap.

**Garage**

With up and over garage door, power and light connected. Window to the rear and side pedestrian door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

GROUND FLOOR  
54.6 sq.m. approx.



1ST FLOOR  
36.3 sq.m. approx.



TOTAL FLOOR AREA : 90.9 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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