



1 Lion Mews
Somerton, TA11 7JY

George James PROPERTIES
EST. 2014

1 Lion Mews

Somerton, TA11 7JY

Guide Price - £265,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

1 Lion Mews is a modern terraced townhouse, situated in the heart of Somerton within walking distance to local amenities through a gate attached to the properties in Lion Mews. Accommodation is arranged over three floors and comprises kitchen, downstairs WC and living room on the ground floor with two bedrooms and bathroom on the first floor. To the second floor there is an additional bedroom with eaves storage. Outside, the property offers a private courtyard garden to the rear and two allocated parking spaces directly opposite the house. The property benefits from delightful views of the community green space to the side.

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. 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 D.

what3words

///takers.bottled.pronouns

Entrance Hall

With radiator, understairs storage cupboard.

WC

With low level WC, sink, extractor fan.



Kitchen 10' 3" x 5' 10" (3.13m x 1.78m)

With window to front, radiator, one and a half sink with drainer, space for dishwasher, space for washing machine, space for fridge/freezer, four rung gas hob with extractor fan over, electric oven.

Living Room 15' 0" x 12' 0" (4.56m x 3.67m)

With window and door to rear garden, radiator, electric fireplace.

First Floor Landing

With radiator.

Bedroom Two 12' 1" x 9' 3" (3.68m x 2.81m)

With window to rear, radiator.

Bedroom Three 12' 1" x 6' 10" (3.69m x 2.09m)

With window to front, radiator.

Bathroom 8' 11" x 5' 2" (2.71m x 1.57m)

With extractor fan, radiator, bath with telephone shower, sink, low level WC.

Bedroom One 14' 8" x 8' 2" (4.48m x 2.49m)

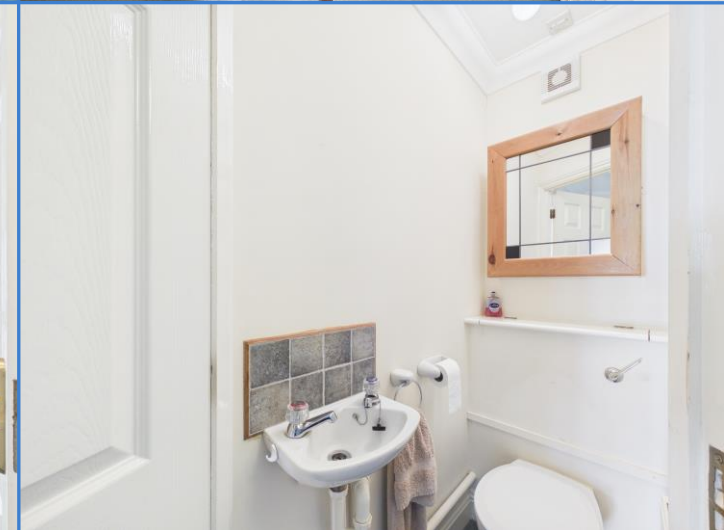
With window to front, radiator, two eaves storage cupboards, fitted wardrobe, access to attic.

Outside

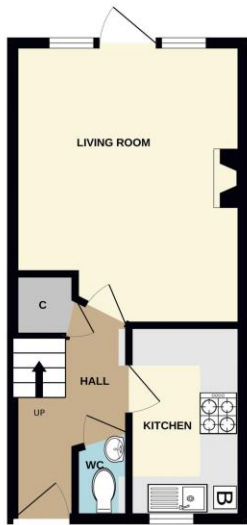
To the front of the property is a pathway leading to the front door. There is an area of stone shingle with mature bushes and hedge. A gated side passage leads to the rear garden, which is mainly laid to shingle and patio for ease of maintenance, with the majority of the garden walled. There is an outside tap and delightful views over the community grassland to the side.

Parking

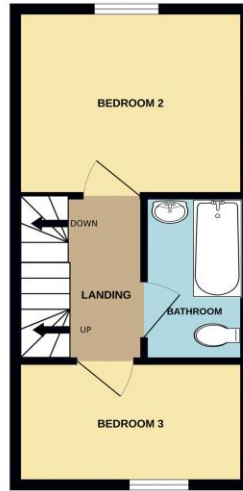
There are two allocated parking spaces located directly opposite the property. The town of Somerton is a stones throw away, either through Kirkham Street or through a gate at the end of Lion Mews.



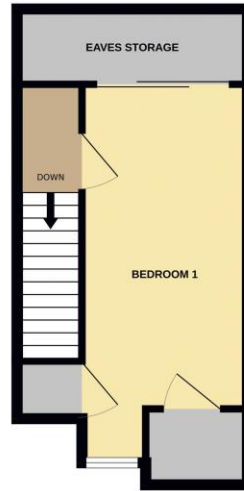
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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