



6 Maple Drive
Somerton, TA11 6FS

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6FS

Guide Price - £325,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A modern semi-detached house built by Bloor Homes, formerly used as the show home. The Kilburn is a stunning home offering accommodation including entrance hall, sitting room, WC and kitchen/dining room. To the first floor there are three bedrooms and bathroom. The master bedroom has an en-suite shower room. Outside there is off road parking and gardens to the front and rear.

Services

Mains water, drainage, gas and electricity are all connected. Council tax band C.

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.

What3words

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Entrance Hall

With radiator and stairs leading to the first floor.

Sitting Room 12' 4" x 14' 10" (3.75m x 4.53m)

With window to the front and radiator.



Inner Hall

WC

With low level WC and wash hand basin. Radiator.

Kitchen/Dining Room 15' 7" x 8' 11" (4.75m x 2.73m)

With window and French doors to the rear, radiator, range of base and wall mounted kitchen units with work surfaces over. Fitted fridge freezer, washing machine and dishwasher. Electric oven and gas hob with extractor hood.

Landing

Bedroom 1 11' 1" x 10' 2" (3.38m x 3.10m)

With window to the front and radiator. Built in cupboard and fitted wardrobe with sliding doors.

En-suite Shower Room

With window to the front, low level WC and wash hand basin. Shower cubicle. Radiator.

Bedroom 2 9' 8" x 8' 5" (2.94m x 2.57m)

With window to the rear and radiator.

Bedroom 3 9' 1" x 6' 11" (2.76m x 2.11m)

With window to the rear and radiator.

Bathroom

With window to the side, low level WC, wash hand basin, panelled bath and separate shower cubicle. Radiator.

Outside

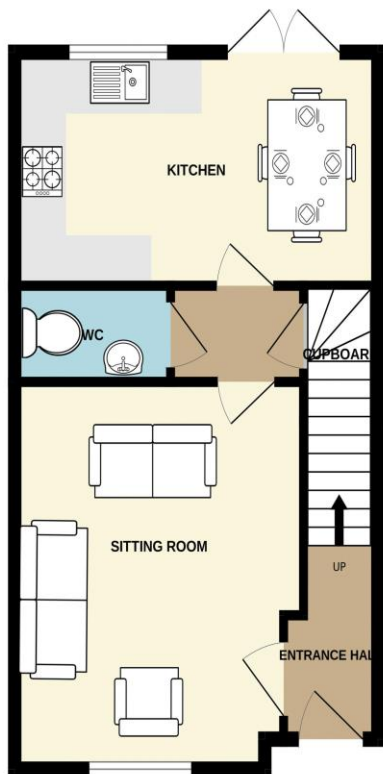
Path to the front door with shrub border, driveway to the side offers ample off road parking with storage shed. Gate leads to the rear garden which has been landscaped with lawn and shrubs.

Agents Note

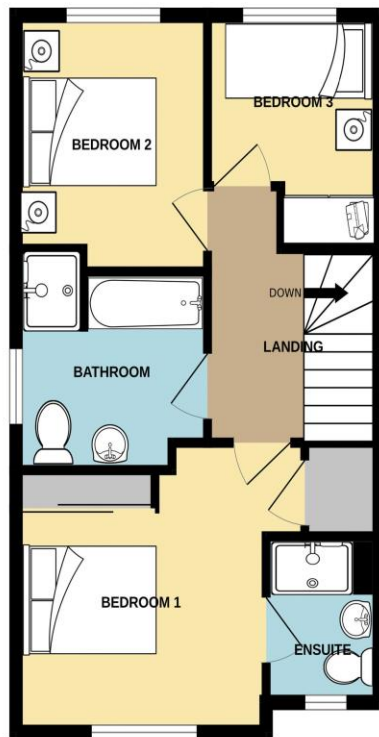
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.



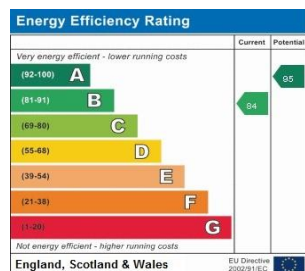
GROUND FLOOR



1ST 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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