



6 Bartletts Row
Somerton, TA11 6QW

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6QW

Guide Price - £145,000

Tenure – Leasehold

Local Authority – Somerset Council

Summary

This is a recently redecorated first floor flat, situated within a short walk of Somerton and all its amenities. Offering it's own private front door, two bedrooms, living room, kitchen, modern family bathroom, sunny balcony and offered to the market with no onward chain. Viewings highly advised.

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 gas via modern combi boiler, electricity, water and drainage connected. Council Tax Band A.

what3words

///lengthen.amicably.rushed

Lease Information

Lease Length: 999 years from 24 August 1973 Ground Rent/Maintenance Fees: £1 annually peppercorn rent

Entrance Hall

With private front door and stairs leading to flat on first floor.

Living Room 13' 6" x 12' 2" (4.12m x 3.71m)

With two windows to the front, radiator.



Kitchen 8' 11" x 8' 10" (2.72m x 2.70m)

With window to rear and door to rear external fire exit steps to ground floor gardens. Range of matching wall and base units comprising integrated oven and electric hob with extractor over, stainless steel sink with drainer, space for fridge freezer and space for washing machine.

Bedroom 1 11' 9" x 10' 10" (3.58m x 3.31m)

With window to rear, radiator, fitted cupboard.

Bedroom 2 13' 9" x 12' 6" (4.18m x 3.80m)

With two windows to rear, radiator.

Family Bathroom

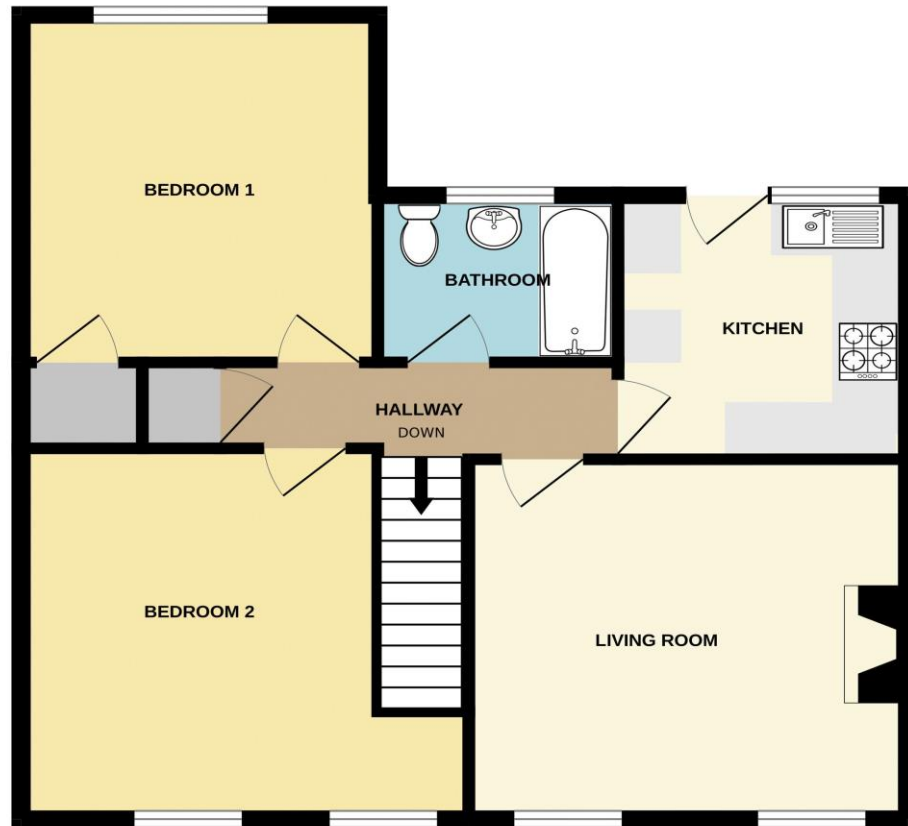
With frosted window to rear, radiator, low level WC, sink, bath with shower over.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	71	78
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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