



Lawnedge

The Triangle, Somerton, TA11 6ND

George James PROPERTIES

EST. 2014

# Lawledge

The Triangle, Somerton, TA11 6ND

Guide Price - £220,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Lawledge is a charming cottage in a tucked away location in the heart of Somerton town. The property features a cosy living room, a separate dining room, kitchen, and a bathroom on the ground floor. Upstairs, there are two comfortable bedrooms. The standout feature of this home is its beautifully maintained rear garden, designed in a classic cottage style. A lawned pathway leads through vibrant flower borders, creating a colourful and tranquil outdoor space perfect for relaxing or entertaining. The property is offered to the market with no onward chain.

## Amenities

Situated on this modern and popular development towards the western outskirts of the town. 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 gas, electricity, water and drainage are connected. Council Tax Band B.

## what3words

///bookings.hobby.mountains

**Living Room** 13' 2" x 12' 1" (4.02m x 3.69m)

With window to front, radiator, feature fireplace, storage cupboard.



**Dining Room** 10' 4" x 9' 1" (3.14m x 2.77m)

With window to rear, radiator, storage cupboard, stairs to first floor.

**Kitchen** 10' 2" x 5' 5" (3.10m x 1.64m)

With door to side garden and windows to side, stainless steel sink with drainer, modern wall and base units with space for cooker, washing machine and fridge/freezer.

**Bathroom** 8' 3" x 6' 9" (2.51m x 2.05m)

With two frosted windows to side, radiator, bath with mains shower over, storage cupboard housing gas fired boiler, close coupled WC, vanity sink.

**Bedroom One** 13' 2" x 12' 2" (4.02m x 3.72m)

With window to front, radiator, access to attic.

**Bedroom Two** 10' 1" x 9' 1" (3.07m x 2.77m)

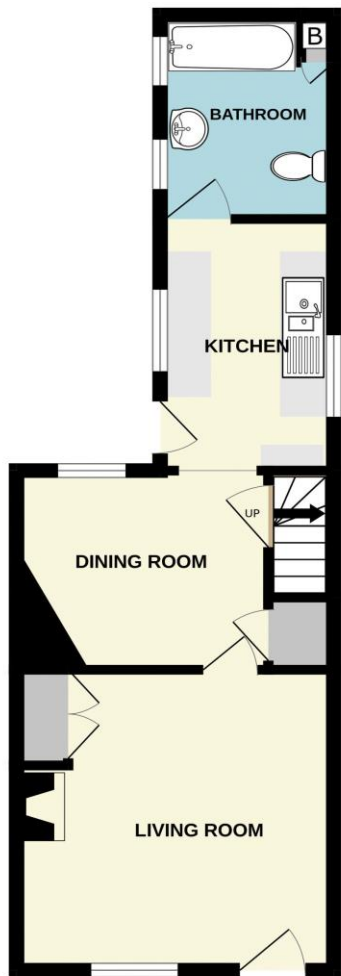
With window to rear, radiator.

**Garden**

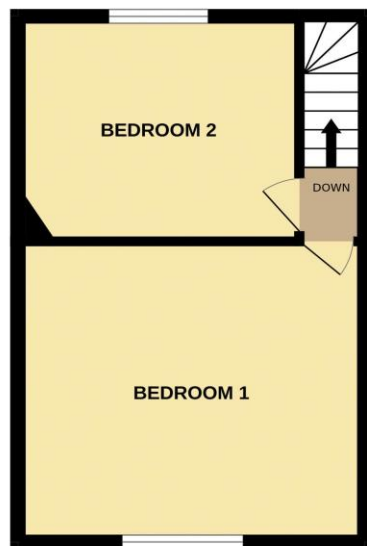
The garden at Lawnedge is a truly enchanting outdoor space, beautifully designed in a classic cottage style. A gently winding lawn pathway leads you through the garden, bordered on either side by well-stocked flower beds bursting with seasonal colour and variety. Mature shrubs, climbing plants, and established trees create a sense of privacy and seclusion. A paved seating area in the middle of the garden offers the perfect spot for outdoor dining or relaxing, framed by lush greenery and flowering plants. Further along, a charming archway draped in foliage invites you deeper into the garden, where you will find further plants, flowers and a shed.



GROUND FLOOR  
33.0 sq.m. approx.



1ST FLOOR  
25.9 sq.m. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D		
39-54	E	47	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 58.9 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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