



Tiny House

The Triangle, Somerton, TA11 6QJ

George James PROPERTIES  
EST. 2014

# Tiny House

The Triangle, Somerton, TA11 6QJ

Asking Price - £170,000

Tenure – Freehold

Local Authority – Somerset Council

## Summary

Appropriately named 'Tiny House', this bijou property is a real gem, situated in the heart of the ever-popular Town of Somerton. The property has recently undergone a complete programme of tasteful renovations and is fully equipped. On the ground floor is an open plan living/kitchen space with room for breakfast table and chairs, as well as a large shower with skylight. On the first floor is a breath-taking bedroom, complete with WC. The highlight of the property is the incredible oval free-standing bath, which takes centre stage in the bedroom. The property is being offered to the market with no onward chain and viewings are 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, electricity, water and drainage connected. Council Tax Band A.

## what3words

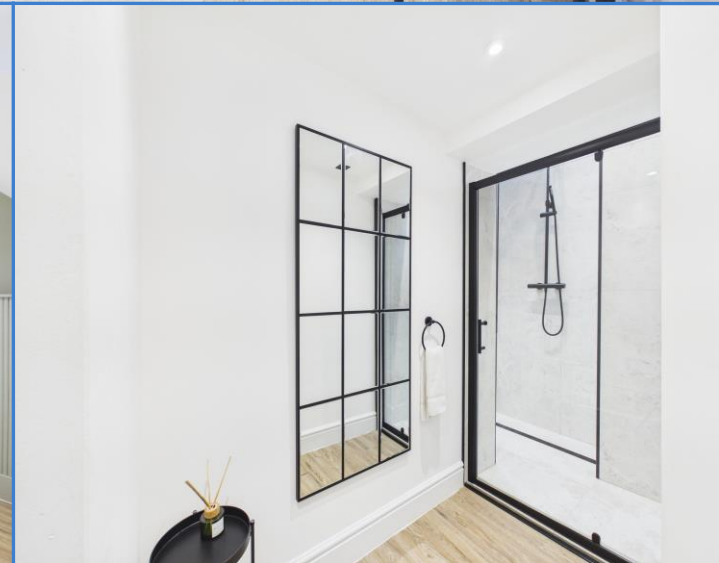
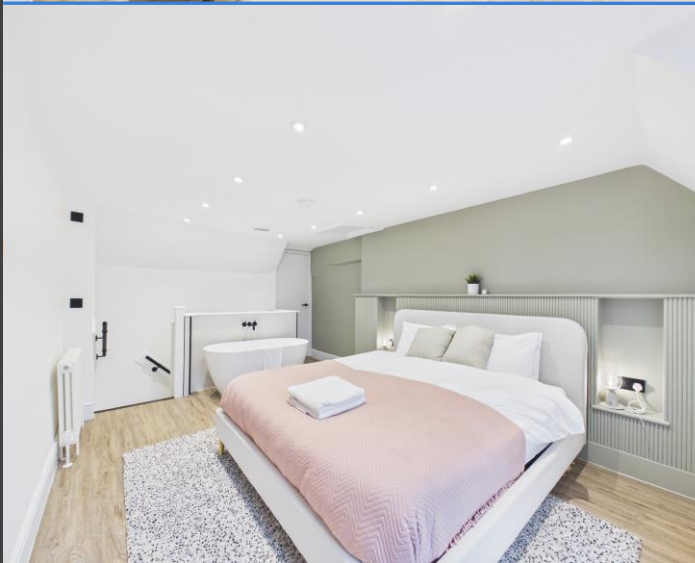
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## Open Plan Kitchen/Living Room 13' 9" x 10' 0" (4.18m x 3.05m)

With shuttered window to the front, radiator, hidden cupboard for washing machine and storage, range of matching wall and base units, electric oven and hob, sink with mixer tap, integrated fridge with freezer tray.

## Hallway

With radiator, stairs to first floor.



**Shower**

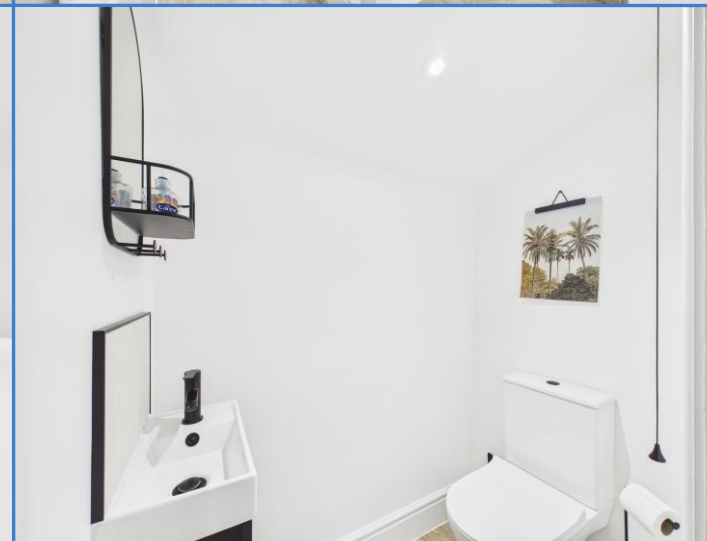
Fully tiled shower with black effects, skylight.

**Bedroom** 18' 3" x 11' 7" (5.55m x 3.52m)

With shuttered window to front, two radiators, stunning freestanding oval bath, access to attic.

**WC**

Close coupled WC, vanity sink.

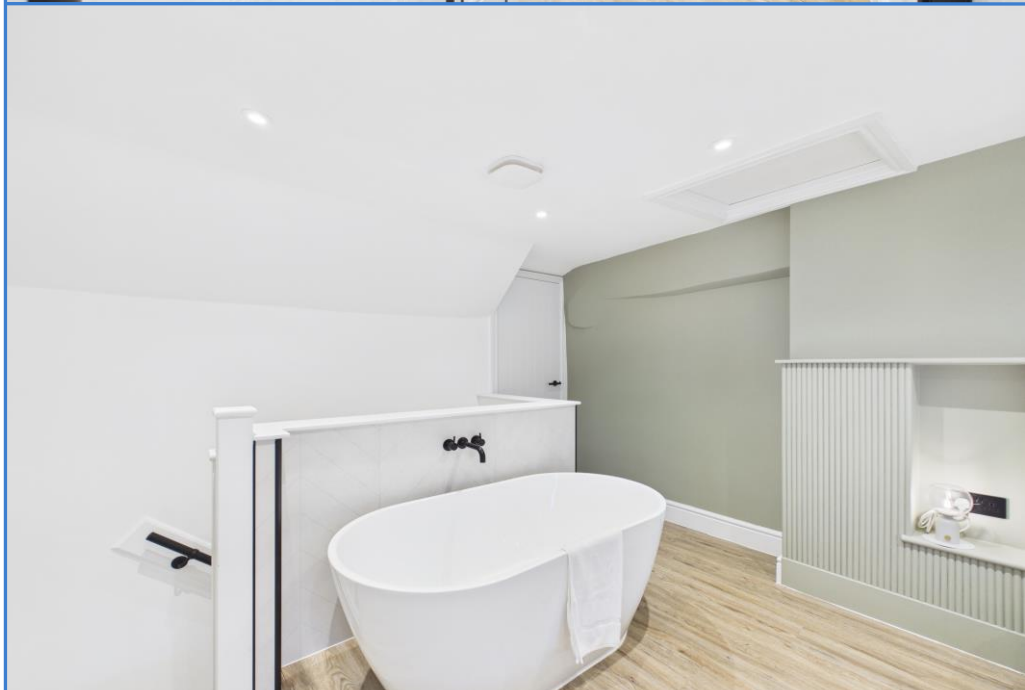
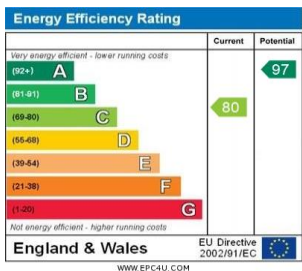


GROUND FLOOR

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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