



47 Mowries Court
Somerton, TA11 6NF

GeorgeJames PROPERTIES
EST. 2014

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Somerton, TA11 6NF

Guide Price - £239,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A tastefully decorated end of terrace house conveniently situated within walking distance to Somerton Town with accommodation comprising entrance hall, kitchen, living room, two bedrooms and bathroom. Off road parking to the side and rear, with well established rear garden.

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

///wool.narrate.playfully

Services

Mains electricity and drainage connected. Electric cooker with electric storage heaters. Council Tax Band B. Mains gas is available and has been brought up to the meter cupboard by the front door.

Entrance Hall

With space under stairs for storage, opening into kitchen.

Kitchen 9' 11" x 6' 9" (3.01m x 2.05m)

With window to the front, range of base and wall mounted kitchen units. Space for washing machine, fridge and freezer. Electric oven and hob. Ceramic one and a half sink with drainer.



Living Room 14' 2" x 13' 1" (4.31m x 4m)

With French doors to the garden, windows to rear with integrated blinds.

Landing

With storage heater, access to the attic.

Bathroom

With low level WC, vanity wash hand basin and panelled bath with electric shower over, extractor fan, wall mounted medicine cabinet.

Bedroom 1 13' 1" x 9' 4" (4m x 2.84m)

With window to rear and storage heater, fitted wardrobes with mirror sliding doors.

Bedroom 2 9' 10" x 8' 2" (3m x 2.49m)

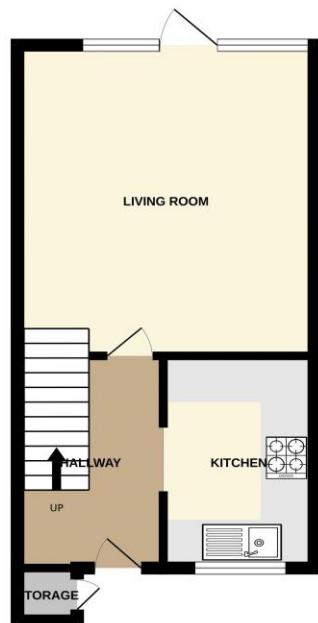
With two windows to the front, storage heater, built-in storage cupboard over the stairs.

Garden

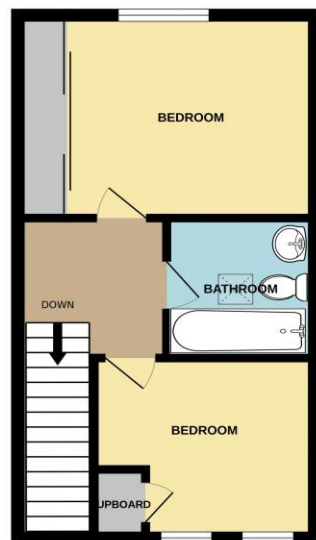
Our seller has spent considerable time and effort growing this garden to it's current level. There is side access to the front of the house and side parking, a pathway of artificial grass, bordered by beautiful, mature trees, bushes and flowers. There is parking to the side and rear, and the property is situated towards the end of this popular development.



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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