



35 St. Cleers Orchard
Somerton, TA11 6QU

GeorgeJames PROPERTIES
EST. 2014

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Guide Price - £355,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

A fantastic opportunity to purchase this extended three-bedroom detached house, ideally situated in the highly regarded St Cleers area of Somerton. Offering far more space than initially meets the eye, the property provides flexible accommodation suited to a variety of buyers. The ground floor features an extended kitchen, separate living and dining rooms, a useful downstairs WC, and a generous conservatory with double sided wood burning stove and underfloor heating. There are three bedrooms and a modern family bathroom with separate shower on the first floor. Outside, the property benefits from a generous frontage, private rear garden, driveway parking for several vehicles and an exceptional 10m garage/workshop – a rare feature offering huge versatility. The property is offered to the market with no onward chain.

Amenities

Somerton was the ancient County town of Wessex in the 8th century and a former market town. There is a good level of amenities including shops, banks, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. 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

Electricity, drainage and water are connected. LP gas supplying heating and hot water. Council Tax Band D.

What3words

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Living Room 20' 2" x 10' 11" (6.14m x 3.32m)

With French door to both front and rear, three radiators.

Dining Room 16' 6" x 12' 4" (5.02m x 3.75m)

With window to side, two radiators, understairs cupboard.



Kitchen 12' 8" x 11' 5" (3.87m x 3.49m)

With impressive vaulted ceiling, window to front, radiator, natural stone flooring, matching wall and base units with granite worktops, with integrated microwave, fridge, Belfast sink with drainer, two appliance cupboards with space to house dishwasher/washing machine/tumble dryer depending on preference, substantial 8 ring gas cooker with extractor fan over, ceiling fan.

WC

With frosted window to rear, radiator, close coupled WC, sink.

Conservatory 22' 1" x 15' 11" (6.72m x 4.84m)

A very impressive room with underfloor heating, two French doors to garden, double-sided wood burning stove, radiator, natural stone flooring. The windows are argon filled to maximise thermal efficiency. An integrated underfloor ventilation system supplies fresh external air directly to the base of the stove, improving combustion and maintaining a comfortable environment.

First Floor Landing

With access to attic.

Bedroom 1 12' 10" x 10' 10" (3.91m x 3.31m)

With window to rear, radiator.

Bedroom 2 11' 7" x 9' 1" (3.53m x 2.76m)

With window to rear, radiator, overstairs cupboard.

Bedroom 3 7' 6" x 6' 11" (2.29m x 2.11m)

With window to front, radiator.

Family Bathroom

A modern and beautifully finished bathroom featuring bespoke maple cabinetry paired with granite worktops. With frosted window to front, chrome ladder radiator, double length shower, bath with telephone shower handle, close coupled WC, vanity sink, ample storage cupboards.

Outside

The property is approached via a spacious driveway providing ample off-road parking for several vehicles. The generous front and rear gardens offer a high degree of privacy, complemented by an established selection of mature trees, shrubs and planted borders. The outside space is further enhanced by several patio areas, an outside tap, and direct access from the garage/workshop into the rear garden. A separate gate provides convenient access from the garden to the pedestrian pathway behind the property.

Garage/Workshop 33' 7" x 12' 9" (10.23m x 3.89m)

Measuring 10.23m x 3.89m, this exceptional and versatile space offers a rare opportunity to create the perfect garage, workshop, additional storage area, or a combination of all three. The generous proportions provide excellent flexibility, while features include two radiators, lighting, power, an electric garage door, and a personal door with window providing direct access to the rear garden.



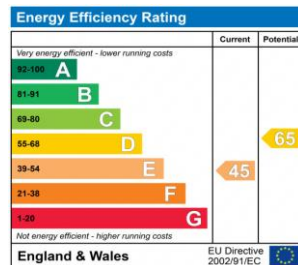
GROUND FLOOR



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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