

Waverley Close

Somerton, TA11 6QG

COOPER
AND
TANNER



Asking Price Of £240,000 Freehold

A well-proportioned semi-detached bungalow, nestled within a secluded and generous corner plot in this popular cul-de-sac position, within a mainly level walk of the town centre. A tastefully presented property with off-road parking and no onward chain, to suit buyers of all ages.

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ACCOMMODATION:

The accommodation is accessed principally via the main entrance at the side elevation, where a uPVC obscure double-glazed door opens into the main reception hall at the heart of the property. From here there is loft access and doors leading off to all living and bedroom accommodation. Glazed double doors open principally to the main reception room which enjoys plenty of natural light flooding through the front facing bay windows, as well as offering ample room for both dining and living room furniture. The kitchen comprises a range of matching wall and base units with contrasting roll edge work surfaces and tiled splash backs, stainless steel drainer sink, and an integral ceramic hob and electric cooker. A door leads out at the rear into a small, double-glazed lean-to which provides suitable space for additional appliances as required. There are two good size double bedrooms, one at the rear and one at the front of the property, both tastefully presented and providing ample room for a double bed and a range of accompanying furniture. The bathroom features fully tiled walls and a suite in white to include flush WC, pedestal wash basin and bath with separate electric shower over.

OUTSIDE:

There is designated off-road parking for at least two vehicles, however beyond this there is a particularly large front garden, mainly laid to lawn, which could provide potential for a range of additional parking options as required. This area could also be enclosed to provide a child and pet friendly recreation space, with a more cosy enclosed courtyard feel to the rear garden, which might provide more secluded entertaining space. The is currently landscaped to provide a relatively

low-maintenance option, however keen gardeners will have plenty of scope to evolve this space.

SERVICES:

Mains electric, water and drainage are connected, and electricity powered central heating is installed. The property is currently banded B for council tax, within Somerset Council. Ofcom's online service checker states that mobile coverage is available locally with four major providers, and that Superfast broadband is available in the area.

LOCATION:

Somerton, once the Ancient Capital of Wessex and now a thriving town, offers a wealth of facilities including a useful range of both independent and branded shops, Parish church, restaurants, public houses, banks, library, health centre and school. A short drive gives access to the A303 and to Castle Cary, which benefits from a mainline rail link to London Paddington. Street and Glastonbury are approximately 15-20 minutes' drive away, where a wide range of everyday amenities including health, leisure and shopping can be found. Renowned Millfield School is also located in Street, as is Clarks Village. Bath and Bristol are approximately one hour by road.

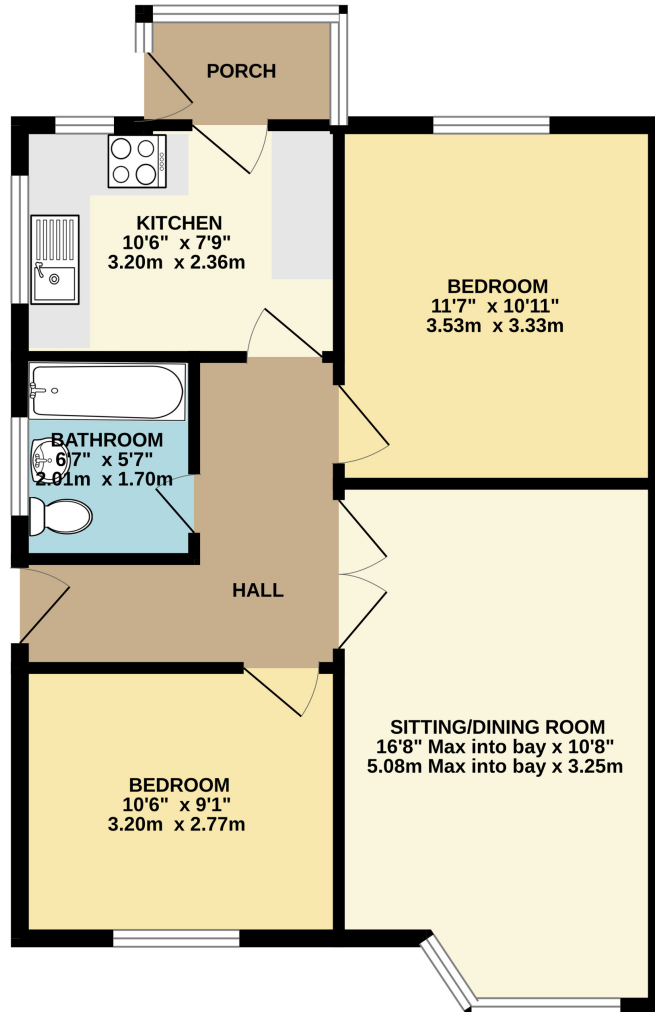
VIEWING ARRANGEMENTS:

Strictly through prior arrangement with Cooper and Tanner on 01458 840416. If arriving early, please wait outside to be greeted by a member of our team.





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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