

Pearmain Road

Somerton, TA11 6AY

COOPER
AND
TANNER



Offers in Excess Of £315,000 Freehold

We are delighted to bring to the market this beautifully presented three bedroom family home in Somerton. Situated only a short distance from the bustling town centre and yet within a quiet cul-de-sac, this property has much to offer. A nicely proportioned rear garden, single garage and driveway round off this delightful prospect.

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 3  1  2 EPC B

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ACCOMMODATION:

Entering through the front door you are welcomed by a nicely proportioned entrance hall. There is a downstairs cloakroom with WC and hand wash basin. Stairs lead to the first floor landing and a further door leads into the main living/dining room. This room is of a very good size, with built-in under stairs storage as well as large French doors leading out into the rear garden. There is also space for a family dining table and chairs. Adjoining this large family room is the well-appointed kitchen. With a range of base and eye level units as well as stainless steel sink with mixer tap, there is an integrated fridge/freezer, built-in electric oven and a gas hob. There is also an integrated dishwasher.

To the first floor there is a master bedroom of a large size with en-suite shower room. There are two further bedrooms comprising one double and one single and the family bathroom made up of a bath with shower over, low level WC and hand wash basin.

OUTSIDE:

To the front of the house is an area of mature planting, giving the front aspect a nice touch of greenery. There is a private driveway with space for two cars leading to the single garage.

To the rear of the house there is a secure, private, south facing garden with a mixture of lawned and patio areas, ideal for

children as well as entertaining.

SERVICES:

Mains gas, electric, water and drainage are connected, and gas central heating is installed. The property is currently banded D for council tax within Somerset Council.

LOCATION:

The historic former market town of Somerton boasts a wide range of important everyday amenities including, health, leisure, shopping and recreational facilities. A range of independent shops, crafts and art galleries, as well as an eclectic mix of restaurants and cafes, should cater for most tastes and retains the charm of this picturesque town centre. The town is well positioned between Langport, Street and Glastonbury, which all offer a wide range of alternative shopping, education and leisure facilities within a 15 minute drive. The larger towns of Yeovil and Taunton offer mainline train services in addition to the Paddington line found at Castle Cary, 11 miles to the East. Bristol or Exeter Airports can be reached usually within 1 hours' drive and the A303 provides excellent road links to London and the south coast.

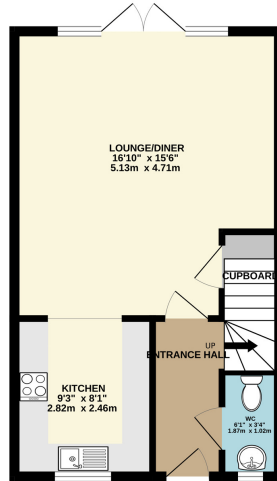
VIEWING ARRANGEMENTS:

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 (barring adverse weather).

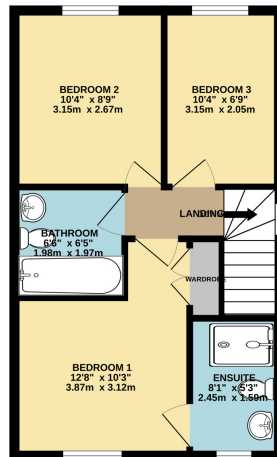




GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



THREE BEDROOM DETACHED PROPERTY

TOTAL FLOOR AREA : 807 sq.ft. (74.9 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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STREET OFFICE

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the m as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

