

St Cleers Orchard

Somerton, TA11 6QX

COOPER
AND
TANNER



Asking Price Of £275,000 Freehold

A very well presented detached bungalow, tucked away in a quiet corner of this well regarded residential area on the edge of the town. Featuring recently updated decor and carpets, well kept front and rear gardens, a driveway for two cars and a single garage. No onward chain.

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ACCOMMODATION:

This well positioned property is uniquely placed to offer accessible entry via either the formal entrance at the side elevation, reached on foot through the front garden, or at the rear where there is vehicular access to the driveway/garage and access to the house via the utility room. Living space comprises a naturally bright sitting/dining room with a stone and tile fireplace and a separate well appointed kitchen fitted with a range of wall and base level cabinetry, contrasting work surfaces and a drainer sink with mixer tap. Space is provided for under counter appliances, with additional space for white goods in the adjacent utility room. A freestanding cooker can be positioned at one end, where a stainless steel splashback is sited. There are three bedrooms of varied proportions, with two of these accommodating double beds comfortably and a third good size single room, all served by a modern 'wet room' with accessible shower area, WC and vanity wash basin.

OUTSIDE:

Both front and rear elevations are predominantly level, each with areas of lawn and gravel borders containing a range of established hardy shrubs. A patio across the rear of the bungalow provides a secluded outdoor entertaining space, whilst keen gardeners will be pleased to find a green house and two generous timber sheds providing storage and potting areas. The plot is entirely enclosed by a combination of timber fencing and block walls, ensuring a child and pet secure space if required. A gated driveway provides off road parking for two cars and a single garage offers additional secure storage.

SERVICES:

Mains electric, water and drainage are connected, and oil-fired central heating is installed. The property is currently banded C for council tax, within Somerset Council. Ofcom's service checker states that Good external mobile coverage is likely with three providers, whilst 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 wide range of independent shops, Parish church, restaurants, public houses, banks, library and health centre. 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 outlet centre. Langport, which is a 10 minute drive to the west, also boasts a range of independent shops and amenities, as well as access to scenic walks and water activities along the River Parrett. Bath and Bristol are approximately one hour by road.

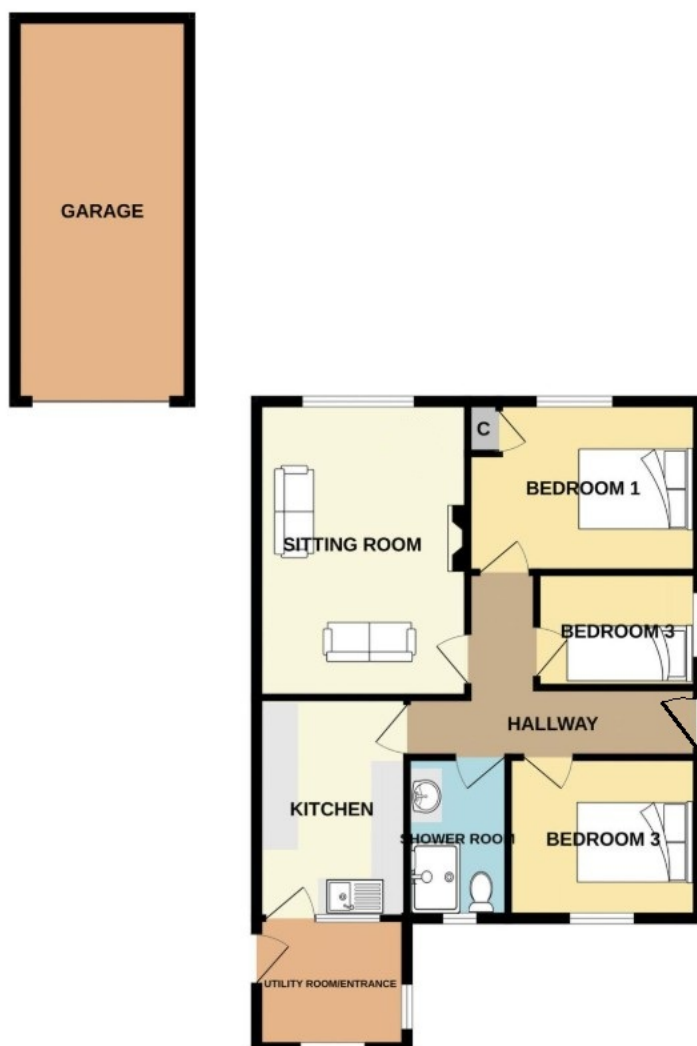
VIEWING ARRANGEMENTS:

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
835 sq.ft. (77.5 sq.m.) approx.



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 mass statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

