

Water Lane

Somerton, TA11 6RF

COOPER
AND
TANNER



Asking Price Of £295,000 Freehold

A superbly presented cottage bursting with character and full of natural light, enjoying the flexibility of two reception rooms and the benefit of off-road parking for two cars as well as an unusually large west facing rear garden. Situated within a comfortable mostly level walk of the town centre.

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DESCRIPTION:

An attractive Victorian style end of terrace cottage offering well-presented accommodation throughout - full of natural light and character features. To the ground floor is a cosy living room with fireplace at its heart, whilst the separate dining room provides a superb entertaining space featuring flagstone flooring and garden access. The kitchen has a range of fitted wall and base units, drainer sink and integral hob. Under floor heating and a tiled floor continues from here through to the well-appointed modern bathroom. On the first floor, the light and airy landing includes a large fitted storage cupboard and access to three generous bedrooms. Outside, the property benefits from two off road parking spaces to the front, side access and a particularly impressive rear garden which offer sun seekers a westerly aspect, a large child and pet friendly lawn and vegetable plots for 'green-fingered' purchasers.

SERVICES:

Mains gas, electric, water and drainage are connected. Gas Central Heating is installed and there is underfloor heating in the kitchen and bathroom. The property is council tax band B, and falls under South Somerset District Council.

LOCATION:

Somerton, once the Ancient Capital of Wessex and now a thriving town, offers a wealth of facilities including a useful range of shops, Parish church, restaurant, pubs, banks, library, health centre and schools. 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 Factory Outlet. Bath and Bristol are approximately one hour away by road.

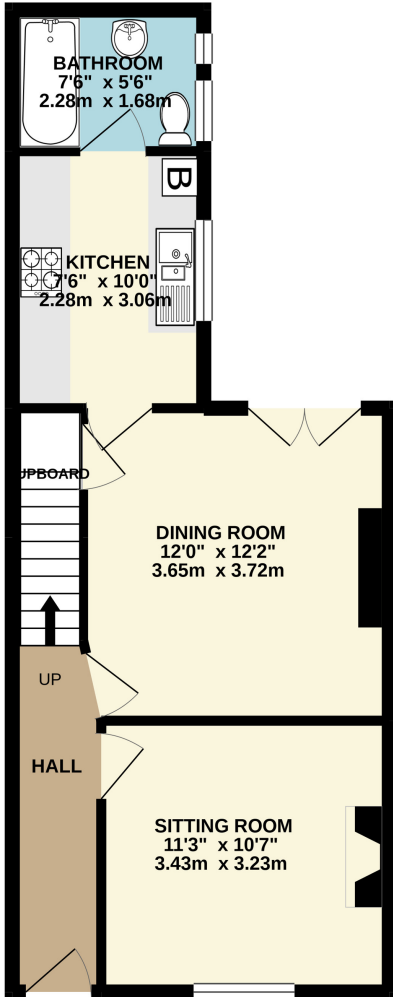
VIEWING ARRANGEMENTS:

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 (barring adverse weather).

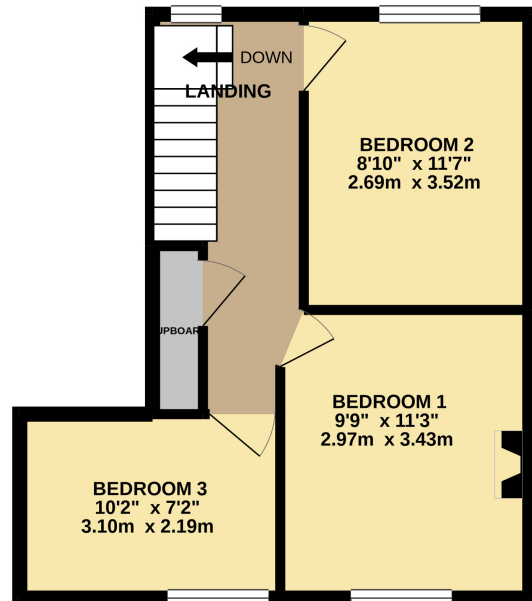




GROUND FLOOR



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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