

3 Mowries Court

Somerton, TA11 6NF

George James PROPERTIES

EST. 2014

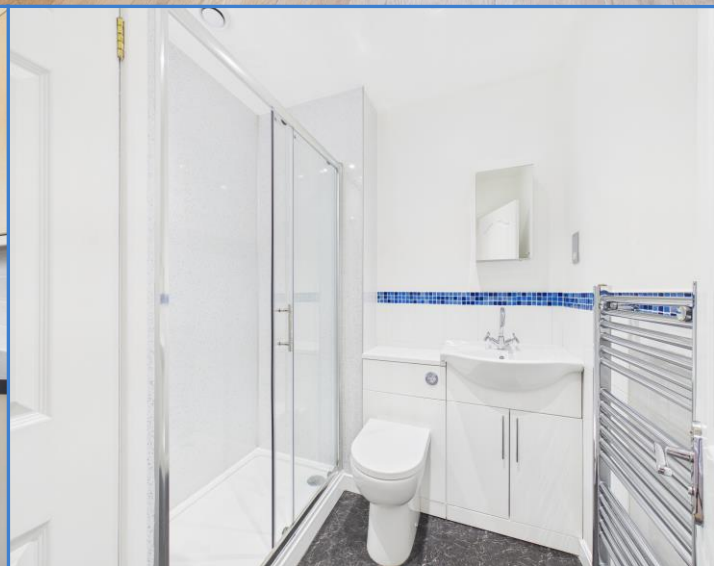
3 Mowries Court

Somerton, TA11 6NF

Guide Price - £230,000
Tenure – Freehold
Local Authority – Somerset Council







Summary
This terraced modern house has been improved by the current owners and is presented to the market in good order. The property offers accommodation comprising entrance hall, kitchen, sitting room and conservatory. To the first floor there are two bedrooms and modern shower room. There are enclosed gardens to the rear with off road parking. Mowries Court is a popular development, conveniently situated a very short walk away from Somerton Town and all its amenities.

Amenities
Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There are good levels of amenities including some local, independent shops which you might like to explore throughout the town with quaint cafes where you can spend a day relaxing and enjoying lovely food within the beautiful old charm of a Market town. Somerton also offers a bank, library, doctor and dentist surgery; there are also several public houses, restaurants, churches and primary schools within the town. The Old Town Hall now houses the ACEArts Gallery and craft shop who present a varied, stimulating programme of exhibitions and related events throughout the year. 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 central London and the South West; the M5 can be joined at junction 23.

Services
Mains water, drainage, gas and electricity are all connected. Gas fired central heating to radiators. Council tax band B.

what3words
///meatballs.cook.letter

Entrance Hall
Stairs to first floor and under stairs storage cupboard, wooden flooring, radiator.

Kitchen *9' 8'' x 6' 6'' (2.95m x 1.99m)*
Window to front, range of wall and base units with inset stainless steel sink/drainer unit and mixer tap, built in four ring electric hob with oven under and stainless steel extractor canopy over, space for fridge/freezer plumbing for washing machine, tiled floor.

Sitting Room *14' 3'' x 13' 0'' (4.35m x 3.97m)*
Window to rear and glazed door to conservatory, wooden flooring, radiator.

Conservatory *11' 2'' x 7' 6'' (3.40m x 2.29m)*
Sliding patio doors to garden, tiled floor, radiator.

First Floor Landing
Access to roof space.

Bedroom One *13' 0'' x 9' 4'' (3.95m x 2.85m)*
Window to rear, radiator.

Bedroom Two *9' 8'' x 8' 1'' (2.95m x 2.47m)*
Two windows to front, built in cupboard housing wall mounted gas fired boiler providing hot water and central heating, radiator.

Shower Room
Modern suite. Close coupled WC with vanity sink, double length shower enclosure with mains shower, storage cupboard.

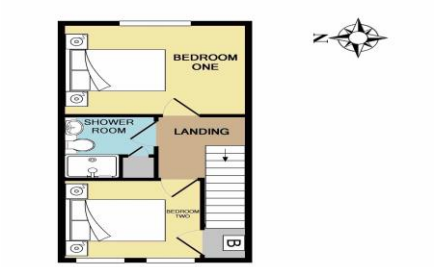
Outside
To the front of the house there is a small garden area and path leading to the front door with open storm porch. The rear garden is enclosed with pedestrian gate leading to the car parking area. The garden has a timber shed, and is mainly led to patio.

Agents note
To assist with presentation, some images may have been enhanced using AI-assisted editing tools. These enhancements are intended to improve visual presentation while maintaining an accurate representation of the home.







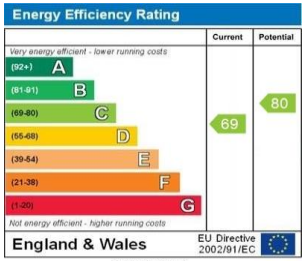
1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Property Ombudsman

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