



1 Pearmain Road | Somerton | TA11 6AY

FREEHOLD

£310,000

PROPERTY SUMMARY

3  2  1  B 

Presented in an immaculate order throughout, is this three bedroom semi detached house in Somerton. Internally the property comprises an entrance hall, cloakroom/utility, kitchen/diner, living room, three bedrooms including a master bedroom with en-suite and a family bathroom. The property boasts a attractive low maintenance garden, a garage and off road parking for two vehicles. An internal viewing is highly recommended.

Entrance Hall

Under stairs storage area. Slimline radiator. Wood effect flooring. Stairs leading to first floor. Doors leading to WC/utility, living room and kitchen/diner.

WC/Utility Room

7'3 x 5'8 (2.21m x 1.73m)

Wood effect flooring. White suite comprising of a pedestal wash hand basin and low level WC. Extractor fan. Built in cupboard, housing the washing machine. Space for a tumble dryer. Storage cupboard.

Kitchen/Diner

15'2" x 11'3" (4.64 x 3.44)

A range of wall, drawer and base units with laminate work surfaces over. Inset sink with drainer and mixer tap over. Integrated dishwasher. Four ring gas hob with cooker hood over. Integrated electric oven. Integrated fridge/freezer. Spotlights. Double radiator. Wood effect flooring. UPVC double glazed window to front and side. UPVC double glazed French doors leading onto rear garden.

Living Room

15'2" x 10'5" (4.64 x 3.20)

Two double radiators. Wood effect flooring. Two UPVC double glazed windows to side. UPVC double glazed bay window.

Landing

Radiator. Access to loft hatch. UPVC double glazed window to front with far reaching views. Doors leading to master bedroom, bedroom two, three and family bathroom.



- Semi Detached House
- Living Room
- Kitchen/Diner
- WC/Utility
- Master Bedroom With En Suite
- Two Further Bedrooms
- Bathroom
- Rear Garden
- Off Road Parking
- Garage



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Master Bedroom

11'9" x 8'8" (3.60 x 2.65)

Built in double wardrobes. Double radiator. UPVC double glazed bay window to front. Door leading to ensuite.

Ensuite

4'7" x 6'5" (1.41 x 1.98)

A white suite comprising of a wall mounted wash hand basin, low level WC and double shower cubicle. Tiling to splash prone areas. Spotlights. Extractor fan. UPVC double glazed obscure window to side.

Bedroom Two

10'5" x 8'0" (3.20 x 2.46)

Double radiator. Double aspect UPVC double glazed bay window to front and side.

Bedroom Three

6'6" x 10'5" (1.99 x 3.18)

Radiator. UPVC double glazed window to side.

Bathroom

5'10" x 6'5" (1.80 x 1.98)

White suite comprising of a wall mounted sink with mixer tap over, low level WC and panelled bath with mains shower over. Tiling to splash prone areas. Wall mounted heated towel rail. Extractor fan. Spot lights.

Rear Garden

The garden is mainly laid to gravel. A range of attractive trees, bushes and shrubs. A path leads through the garden to a pedestrian gate providing access to a shared driveway and garage.

Garage

18'0" x 8'2" (5.49 x 2.50)

The garage is located under a neighbouring coach house. Up and over door. Two parking spaces, one allocated directly in front of the garage.

Purchasers Note

There is an annual management charge of £252.00 for the upkeep of the communal areas. The garage is leasehold, there is a peppercorn annual charge of £1.00.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



