



Property Location

This two-bedroom terraced property is situated in the peaceful residential area in Water Lane, Somerton. The small market town of Somerton benefits from plenty of amenities including shops, doctors' surgery and the recreational grounds.

4 Water Lane, Somerton, TA11 6RF

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft
 Shed / Storage = 8.5 sq m / 91 sq ft
 Total = 81.3 sq m / 875 sq ft

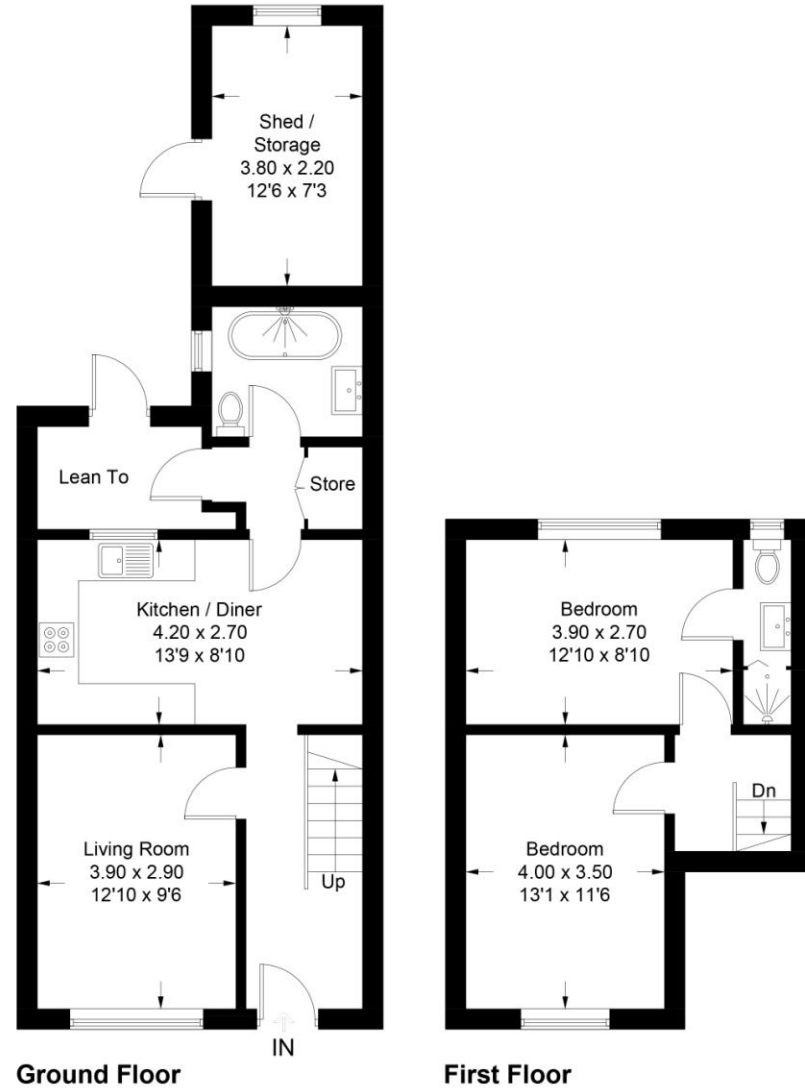


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1309913)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Water Lane, Somerton

Asking Price Of £240,000

4 Water Lane
Somerset
TA11 6RF

Key features:

- Two Bedroom Terraced Cottage
- Quiet Residential Area
- Two Double Bedrooms
- Master En-Suite
- Off Road Parking
- Large Private Garden
- Log Burner
- No Forward Chain



Why you'll like it

This beautifully presented two-bedroom terraced cottage is situated in Water Lane in Somerton. Featuring a living room, kitchen/diner, bathroom, two double bedrooms, ensuite, gardens and off-road parking. Benefiting from being sold with no forward chain, viewing is highly recommended.

ENTRANCE HALL: Upon entering the property, you are welcomed into a bright and airy entrance hall which provides access to the living room, kitchen and the stairs which rise ahead to the first floor. The hallway has neutrally decorated walls and stone flooring. One radiator.

LIVING ROOM 12' 9" x 9' 6" (3.9m x 2.9m) A generous living room featuring a centrally positioned cast-iron log burner. Neutrally decorated walls with a turquoise feature wall. Wooden laminate flooring. Double glazed window to the front of the property. One radiator.

KITCHEN/DINER 8' 10" x 13' 9" (2.7m x 4.2m) The kitchen is fitted with plentiful wooden cabinets and drawers. Laminate work surfaces with an inset stainless-steel basin and drainer. Space for free-standing cooker, fridge/freezer, washing machine and a dishwasher. Space for dining table and chairs. Tiled splashguards and flooring. Double glazed window to the rear. One radiator.

BATHROOM 7' 2" x 6' 2" (2.2m x 1.9m) The downstairs bathroom has a three-piece suite comprising of a white w/c, handbasin and freestanding bathtub with shower above. Wall mounted vanity units. Full-length heated towel rail. Tiled walls and flooring. Double glazed window to the rear.

STAIRS AND LANDING: The wooden stairs rise to the first-floor landing which provides access to the two double bedrooms and the loft hatch above. Neutrally decorated walls and wooden flooring. White banister.

MASTER BEDROOM 12' 9" x 8' 10" (3.9m x 2.7m) A double bedroom with attached ensuite and double-glazed window overlooking the rear garden. Neutral wall decoration and grey carpet flooring. Loft hatch above. One radiator.

ENSUITE 8' 10" x 2' 3" (2.7m x 0.7m) A good-sized ensuite fitted with a modern three-piece suite comprising of a white w/c, hand basin with vanity unit and a walk-in shower cubicle. Tiled walls and flooring. Heated towel rail and obscure double-glazed window to the rear.

BEDROOM TWO 13' 1" x 11' 5" (4.0m x 3.5m) A spacious double bedroom with neutral walls and grey carpet flooring. Double glazed window to the front of the property. One radiator.

SHED/STORAGE 12' 5" x 7' 2" (3.8m x 2.2m) External garden shed providing ample storage space.

OUTSIDE: To the front of the property is off-road parking. To the rear of the property is a large, private and enclosed south-west facing garden laid mostly to lawn and stone chippings. Paved path leading to the rear of the garden. Two wooden sheds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

