



**38 Pearmain Road**  
Somerton, Somerset TA11 6AY

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A wonderfully light and spacious four bedroom modern detached property with parking, garage and garden, situated in the vibrant town of Somerton.

- Spacious Hallway with Built-in Storage & WC
- Kitchen/Dining Room
- Sitting Room with French Doors to the Garden
- Principal Bedroom with En Suite Shower Room
- Three Further Bedrooms & Family Bathroom
- Good-Sized Low Maintenance West-Facing Garden
- Off-Road Parking & Garage

GUIDE PRICE £450,000

#### THE AGENT SAYS...

The mock Georgian facade of this property belies the modern living spaces inside with their pared down Scandinavian style decor. This lovely home is beautifully presented and in immaculate condition inside and out. Southern light floods the ground floor and creates a very welcoming and spacious ambience. Desirable features include a well-proportioned kitchen/dining room (with room for a freestanding island); plenty of fitted storage throughout; double-aspect rooms; a large principal bedroom with en suite shower room; off-road parking; and a sunny, low maintenance garden.

#### THE PROPERTY

The entrance hall is bright and welcoming and has unobtrusive bespoke full-height storage cupboards for coats and shoes. There is also a handy WC at the end of the hall, next to the stairs. The two ground floor rooms both span the depth of the property, with the kitchen on one side and the sitting room on the other. The wooden flooring in the entrance hall runs through into the kitchen, creating a seamless feel that draws you into the house.





The kitchen is fitted with a range of matte grey slab-style units, arranged in a very practical U-shape, and has a freestanding breakfast bar island in the centre. Integrated appliances include an eye-level double oven, dishwasher, and induction hob with extractor above. The dining area comfortably accommodates a table for six and is bathed in morning light. Across the hall, the sitting room is a generous size and very inviting with a carpeted floor, French doors opening to the garden, and two large windows on the southern side. There is also a useful built-in storage cupboard.

On the first floor there are four bedrooms and the smart family bathroom, with a built-in cupboard on the landing. The principal bedroom has two south-facing windows, built-in wardrobes, and en suite shower room. Bedroom 2 is double aspect, with windows on the south and west sides. Bedroom 3 benefits from fitted corner wardrobes and Bedroom 4 is a smaller single room currently used as a dressing room.

## OUTSIDE

The property is approached via a shared driveway leading to the private drive and single garage. There is a block-paved path along the front of the house which leads to the front door and beyond to a pedestrian gate into the garden. Planted borders either side of the front door soften the facade.

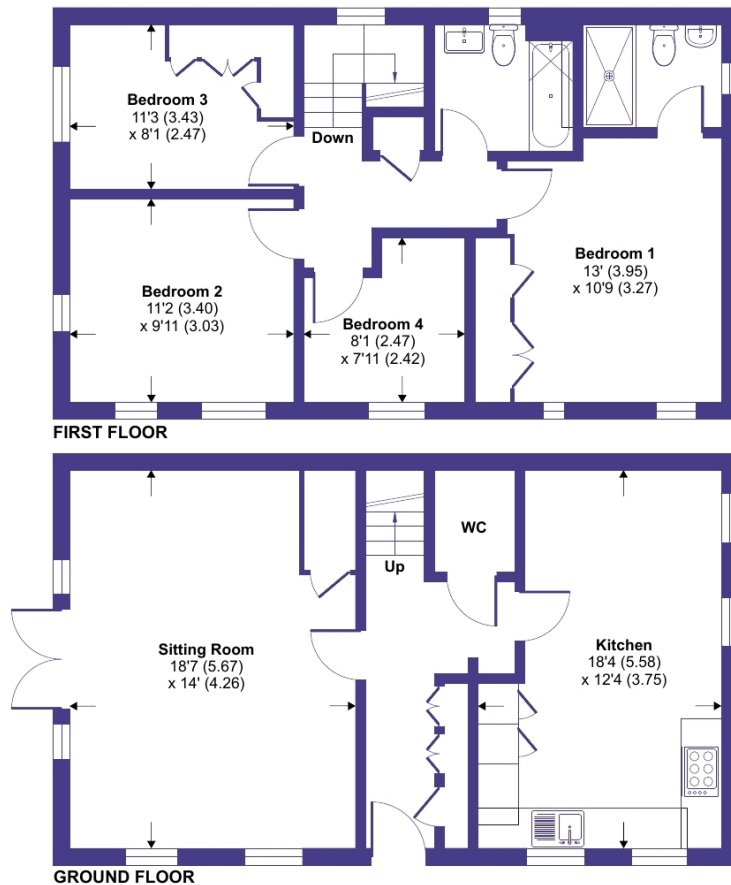
The garden is to the side of the property and also wraps around the rear. It is laid to artificial lawn with a patio adjoining the house. Alongside the lawn is a very attractive, sunny deck with raised planters filled with evergreen tropical style planting. The patio and planters continue along the back of the house and there is a timber storage shed tucked away in the corner. There is also outside lighting and a water tap.



## Pearmain Road, Somerton, TA11

Approximate Area = 1194 sq ft / 110.9 sq m  
Garage = 176 sq ft / 16.3 sq m  
Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale



### SURROUNDING AREA

Great British Life recently described Somerton as 'The vibrant Somerset town with art and community at heart' including the ACEarts gallery and craft shop and the Summerstock Music Festival. Somerton has good local amenities that include a bank, library, doctors' surgery and dentists. There are also several public houses, restaurants and cafes, independent shops, churches, and a primary school within the town (with others nearby). Mainline rail stations and a more comprehensive range of amenities can be found at Taunton (county town) or Yeovil. Castle Cary also has a mainline railway station. The nearby A303 links the south west to central London while the M5 can be joined at junction 23.

### DIRECTIONS

what3words ///showed.infringe.expanded

### SERVICES

Mains water, drainage and electricity. Gas-fired central heating.

### LOCAL AUTHORITY

Somerset Council - Tax Band E

### ENERGY PERFORMANCE CERTIFICATE

Current Rating - B

### AGENT'S NOTE

Annual management charge payable for upkeep of the communal areas.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Humberts. REF: 1252727

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