





Guide Price £350,000

To View:

Holland & Odam
3, Farm Road, Street, Somerset
BA16 0BJ
01458 841411
street@hollandandodam.co.uk



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Energy
Rating

D

Council Tax Band D

Services

Mains gas, electric, water and drainage are connected.

Local Authority

South Somerset District
Council
01935 762762
southsomerset.gov.uk

Tenure

Freehold



Directions

Proceeding along the B3151 from Street, as you approach Somerton turn right onto the B3165 and continue up the hill to a mini roundabout. At the mini roundabout go straight ahead and follow the road and at the end of the road you bear left. Willows is located on your right hand side before reaching the mini-roundabout.

Description

Offered for sale with no onward chain is this mature and well-proportioned detached property, having three double bedrooms and scope to extend (STPP), occupying a convenient position within walking distance of the High Street and amenities.

Welcomed in the entrance hall, the staircase ascends to the first floor and oak doors lead to a useful ground floor cloakroom, the kitchen and sitting room. There is an easy flow to house with all rooms being easily accessible. The sitting room features an oak floor and a cosy open fire. Continue into the dining room where the oak floor continues, large sliding doors open onto the garden and there is plenty of space for a dining table and chairs. The kitchen is fitted with a range of cream base, wall and drawer units with oak work tops. There is space for an American fridge/freezer, range style cooker and a dishwasher. Continue through a stable door into the utility room, which also provides access to the garden and is fitted with base units, sink and space for washing machine and tumble dryer.

On the first floor, a good size landing leads it off to three double bedrooms and the family bathroom, an excellent size affords a panelled bath, separate shower enclosure and built-in units incorporating the WC and wash basin. There is also a large airing cupboard. All bedrooms enjoy the convenience of built-in wardrobes with plenty of room still for freestanding furniture.

Location

Somerton is a charming town with a Market Square, dating back to the Saxon times and offers excellent facilities including a supermarket, gift shops, doctor's surgery, pharmacy, post office, library, a choice of pubs, bistros and restaurants and St Michaels and All Angels Church. Other nearby places include Street the home of Clarks Village, the historic towns of Wells, Glastonbury, Sherborne and Yeovil providing shopping and business facilities. Huish Episcopi Academy just rated one of the Top 10 schools in Somerset are within the catchment for state schooling. The A303 (Podimore) is just 5 miles enabling good access to the Home Counties, Devon and Cornwall. Castle Cary 8 miles (direct Paddington train-line) and Taunton M5 25 miles.





At the front a large shared driveway with ample turning space and parking for multiple vehicles is conveniently approached from Pound Pool, the front garden is laid to gravel for ease of maintenance and planted with established shrub borders and feature pond. On the front elevation a large lean-to provides a seating area and access to the garage, fitted with an up and over door, power, light, window and pedestrian door into the garden. The rear garden wraps around the property providing a number of different areas, including a lawn, seating area and well stocked with a variety of small trees, shrubs and borders. A gate provides a useful side access to the front.

➤ Well-proportioned detached property with scope to extend (subject to planning permission and necessary consents)



➤ Two reception rooms; sitting room with open fire and a dining room with sliding doors onto the garden



➤ Attractive kitchen with oak work tops, utility room and cloakroom



➤ Three double bedrooms all having built in wardrobes and serviced by a large family bathroom



➤ Private wrap around garden, garage and ample parking

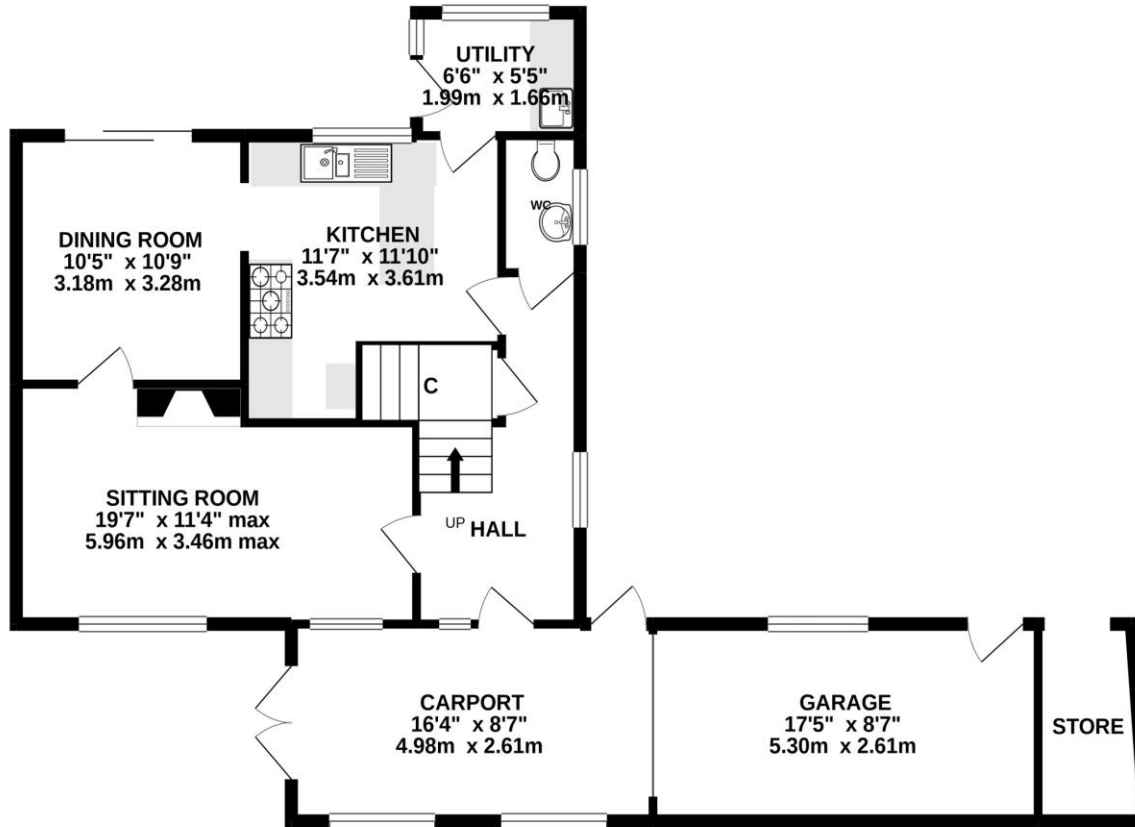


➤ Conveniently position near the heart of this much-loved market town



➤ Available with no onward chain

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.

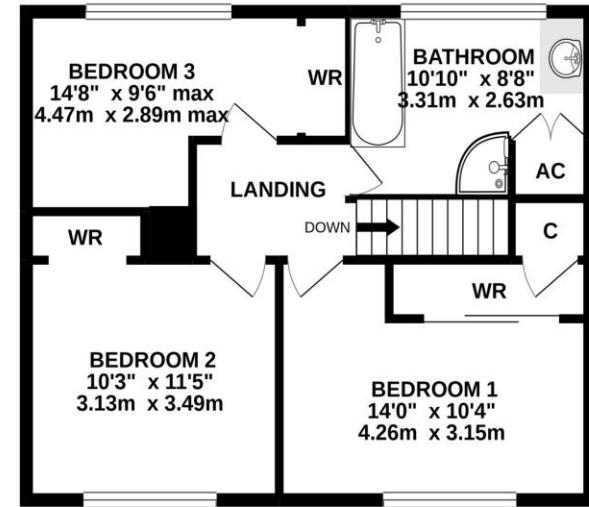


TOTAL FLOOR AREA : 1436 sq.ft. (133.5 sq.m.) approx.

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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1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



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FINANCIAL SERVICES : Would you like to have the opinion of a fully Independent Financial Adviser who has access to the entire mortgage market place and could help you consider all aspects of financing your proposed purchase? If so, please ring us on 01458 841411 and we can arrange a free consultation for you at a time and a place to suit you with Woodward Insurance & Mortgage Insurance Services.*

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