



£270,000

At a glance...



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**holland
& odam**

4 Farm Close
Somerton
Somerset
TA11 6QE

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton, head South towards West Street, then bear left onto The Triangle. Continue along Sutton Road and turn right onto St Cleers Road. Turn left into St Cleers and at the end of the road turn left. Take the first left onto Farm Drive and right into Farm Close and the property is located on your left.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Somerton is a rural town in the heart of Somerset and was the ancient Capital of Wessex in the 8th century. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgery, opticians, TSB bank, churches and schools within the town. A more comprehensive range of amenities can be found in Yeovil (south) or the County town of Taunton (west). Somerton is well positioned for travel, close to the A303 and M5 with a well linked bus service. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

Insight

This three bed semi detached house is within flat walking distance to Somerton's local amenities and has a detached single garage, off road parking and an enclosed rear garden. Ground floor accommodation includes a downstairs WC, a spacious living room and dining room with open access to the kitchen. To the first floor there are three good sized bedrooms, two with built in storage and a well presented shower room.

☞ The entrance hall comprises stairs rising to the first floor accommodation, a convenient downstairs WC and access to the spacious living room which has an outlook to the front.

☞ The dining room offers access to the open plan kitchen/ diner and rear garden through sliding double doors, where natural light floods the room.

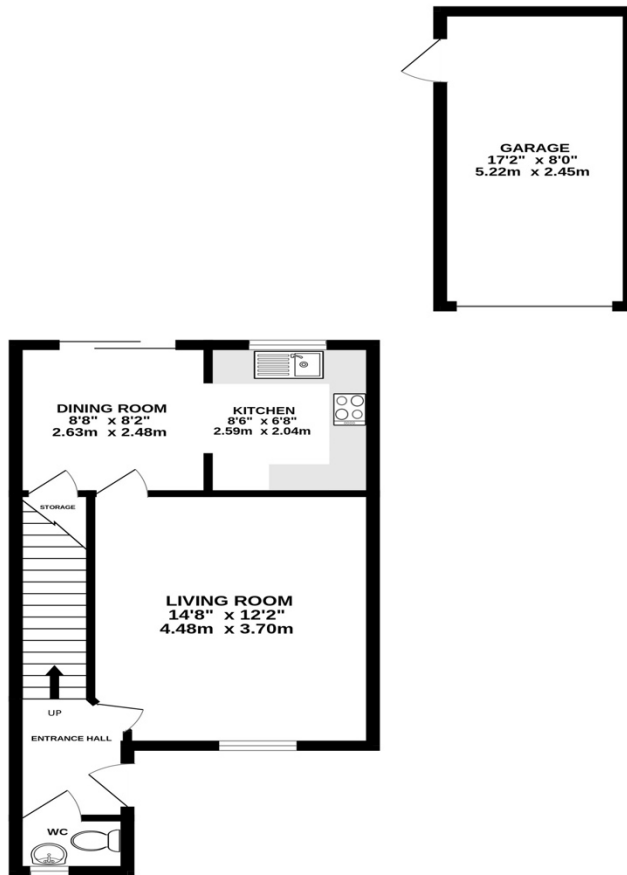
☞ The kitchen is fitted with wall, base and drawer units, with worktops over and a white ceramic sink and drainer, gas hob and space for a washing machine and fridge-freezer.

☞ The first floor landing leads to the shower room, an airing cupboard and all three bedrooms, two of which are good size doubles equipped with built in wardrobes.

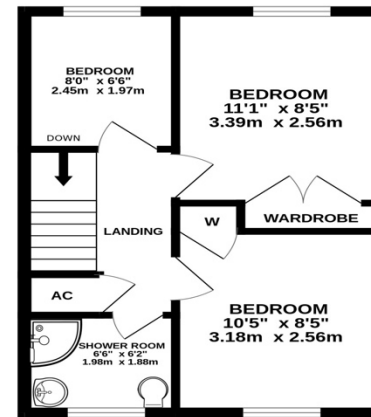
☞ The rear garden is enclosed with a wall and fencing. There is also pedestrian door access to the single detached garage and gate access from a parking space.



GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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