



£240,000

*At a glance...*



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**holland  
& odam**

46 Foxglove Road  
Somerton  
Somerset  
TA11 6DU

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

01458 785100

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## Directions

From The Market Place in Somerton head south towards West Street. At the junction, keeping right, continue to the mini roundabout. Take the first exit and proceed along Langport Road. Take the second left into Poppy Road, follow the road to the right and at the junction turn left onto Foxglove Road. Continue to the end road and number 46 can be found on your right hand side.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
somerset.gov.uk

## Tenure

Freehold  
Estate/Management Charges £309.81 pa.





## Location

Somerton is a picturesque, rural town in the heart of Somerset. 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. Further amenities can be found on the outskirts of Somerton within Bancombe Business Park including garages, recycling centre and Edgar Hall which holds a number of events for the locals to enjoy. 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 and mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

## Insight

This two bedroom terraced property was constructed in 2020 by the award-winning David Wilson Homes, situated on the 'Patch Meadows Development' in Somerton and comes with the reassurance of 6 years NHBC warranty remaining, ensuring peace of mind for its new owners. Immaculately presented with the advantage of driveway parking and enclosed garden to the rear.

### Accommodation:

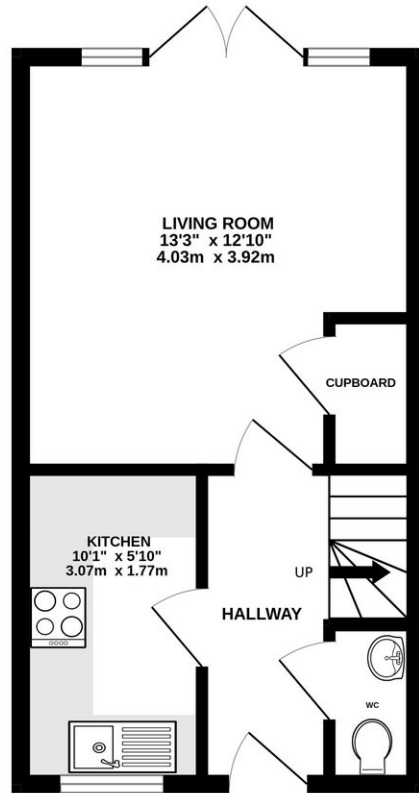
The entrance hallway provides access to the kitchen and open plan lounge/diner, stairs rising to the first floor accommodation and a convenient WC. To kitchen is located at the front of the property and is fitted with grey gloss wall, base and drawer units under stylish wood effect worktops. Built in appliances include Zanussi electric oven and gas hob over with extractor fan and inset stainless steel single drainer sink unit, space and plumbing for washing machine, dishwasher and fridge/freezer and the gas boiler is wall mounted and housed within the kitchen cabinets. A spacious lounge/diner is situated at the back of the property and benefits from an enclosed under stair storage cupboard and French doors open onto the garden.

The landing gives access to both bedrooms, bathroom and loft space. Both bedrooms are good size doubles and feature twin windows. Bedroom one overlooks the rear garden and bedroom two has built in storage and enjoys views of open green-space. The bathroom presents a modern white suite comprising, panel bath and mains shower over with glass screen, wash basin and WC, tiled to splash prone areas and a wall mounted heated towel rail.

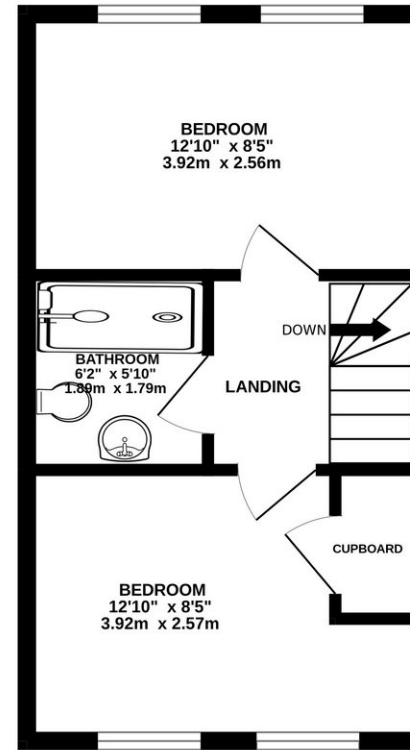
With great curb appeal, the front provides a maintainable frontage with a pathway to the front entrance door. The rear garden consists of a patio area to the immediate rear of the property, ideal for outdoor entertaining or relaxing. The remaining garden is laid to lawn and fully enclosed by fencing. There is also a pedestrian gate to the rear giving access to the driveway which is located to the right hand side of the terraced properties and provides tandem off road parking.



GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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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