



£275,000

At a glance...



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**holland
& odam**

9 Cary Way
Somerton
Somerset
TA11 6SN

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Holland and Odam office in Somerton, turn right and follow the road to the mini roundabout. Take the first exit onto Behind Berry. Follow this road a short distance then take the third right onto Etsome Terrace. Continue onto Etsome Road, where the property can be found on your left.

Services

Mains electricity, gas, water and drainage are connected.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



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.

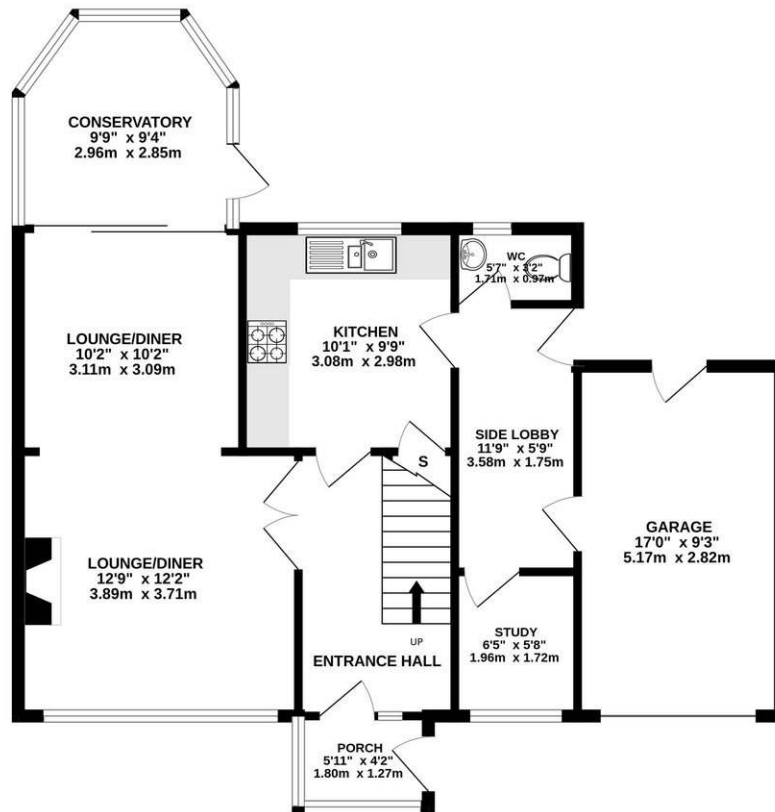
Insight

This semi-detached three bedroom house boasts impressive views overlooking the open countryside of the Cary Valley. In need of modernisation, the accommodation comprises of three bedrooms, kitchen, lounge diner, conservatory, convenient entrance porch and a side lobby with downstairs WC and separate study. Outside, the property benefits from a single garage to the side, off-road parking and mature gardens to the front and rear. Located on the North side of Somerton town centre, the property is well situated for a short walk to the town centre and accessibility to local schools.

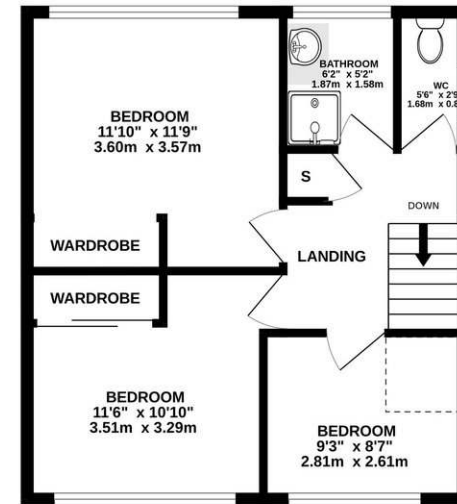
- Offered with no onward chain
- Porch and entrance hall leading to kitchen, open-plan living/dining with fireplace, conservatory, side lobby with study and downstairs WC, three bedrooms, a bathroom with separate WC
- Generously proportioned and mature garden to the rear, off road parking and a garage located to the side of the property
- Positioned on an advantageous plot with views of the open countryside to the front
- *** Steel frame construction - Steel-framed homes are considered "non-standard construction" by many lenders. This classification can limit the number of lenders willing to provide a loan ***
- Leased solar panels with 100% of the generated electricity applied directly to the bill payer's account.



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs 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.

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