



£425,000

At a glance...



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**holland
& odam**

Rowans
Langport Road
Somerton
Somerset
TA11 6HX

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. At the junction and keeping right, follow to the mini roundabout. Take the first exit and proceed along Langport Road. Turn right onto Cartway Lane and the property will be immediately on your right.

Services

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

Local Authority

Somerset Council
0300 1232224
someset.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

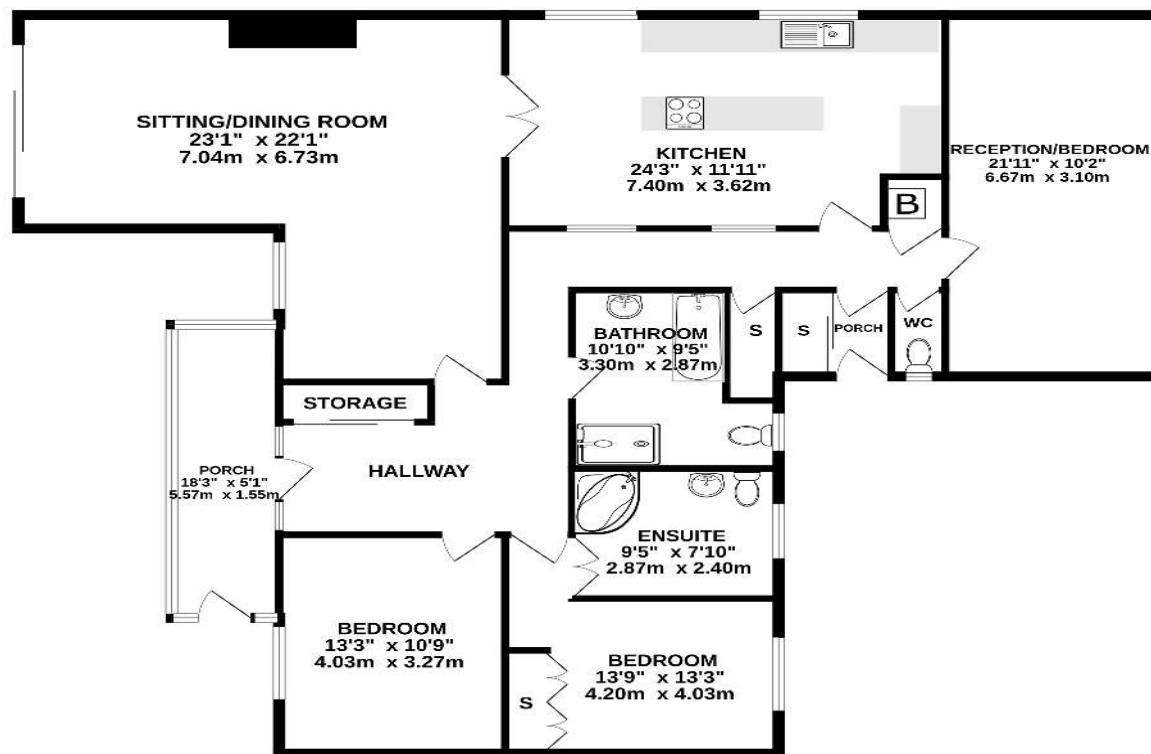
Detached bungalow offered with no onward chain and the opportunity to modernise throughout. Situated on a large corner plot, the spacious accommodation comprises, in brief - entrance porch, WC, double aspect kitchen/ diner with westerly views of open countryside, large sitting room featuring sliding patio doors to the rear and an open fire, master bedroom with en-suite and two further bedrooms serviced by a family bathroom.

Externally, the property is accessed via a single wooden gate which leads to ample parking, turning space and a large garage. The mature garden offers a huge degree of privacy. It is mainly laid to lawn with mature borders, trees, flower beds and a greenhouse.

- Offered with no onward chain
- Detached bungalow requiring modernisation throughout
- Three double bedrooms with master en-suite
- Mature gardens to front and back
- Gated entrance
- Detached double garage
- Large corner plot with views



GROUND FLOOR
1697 sq.ft. (157.7 sq.m.) approx.



TOTAL FLOOR AREA : 1697 sq.ft. (157.7 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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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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