



£375,000

At a glance...



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**holland
& odam**

80 Behind Berry
Somerton
Somerset
TA11 6SE

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Holland & Odam Somerton office, head along West Street and at the mini roundabout take the second exit and immediately left into Behind Berry. The property can be found shortly on your right hand side, on the corner of Highfield Way turning.

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 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

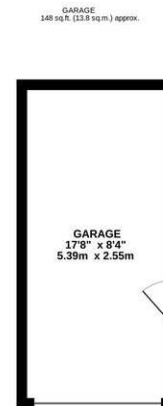
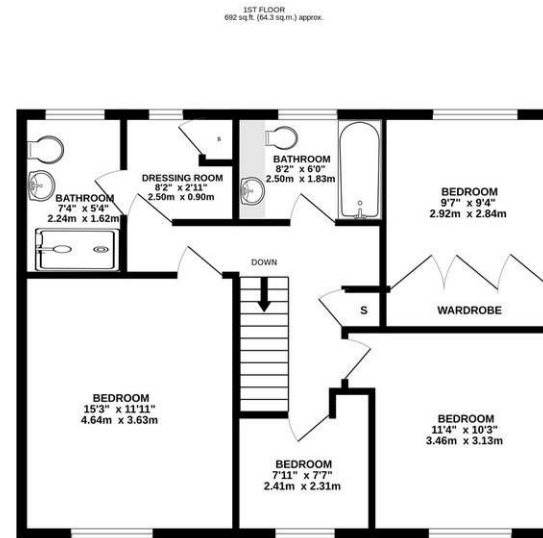
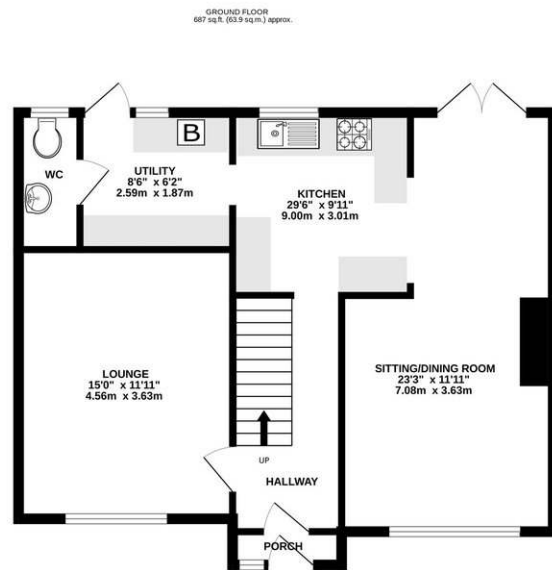
Situated on a desirable corner plot in the heart of Somerton, this extended semi-detached home offers an exceptional blend of space, versatility, and convenience. Perfectly suited for family living, the property is just a short, flat walk from the town centre and its amenities.

The accommodation is both spacious and adaptable, comprising an entrance porch and hallway, a comfortable living room, and an impressive open-plan kitchen/dining room with patio doors to the rear, ideal for modern family life. A separate utility room and a convenient WC complete the ground floor. Upstairs, the property boasts a generous master bedroom with a dressing room and en-suite shower room, two additional double bedrooms, a single bedroom, and a well-appointed family bathroom.

Externally, the home benefits from off-road parking at the front and a large, enclosed rear garden, perfect for relaxing and entertaining. The garden features a garage conversion currently used as a gym, adding even more functionality to this already versatile property, however easily reversed. This delightful home presents a fantastic opportunity for families seeking ample living space in a central location, blending comfort and practicality with the convenience of being close to local amenities.

- Extended semi-detached home within a prime location in central Somerton, close to amenities
- Spacious living areas with an open-plan kitchen/dining room
- Master bedroom with dressing room and en-suite
- Three additional bedrooms and a family bathroom
- Gas central heating and double glazing
- Off-road parking and enclosed rear garden
- Garage conversion to gym space but it can serve a wide range of purposes depending on your needs





TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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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