



£365,000

*At a glance...*



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TBC



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**holland  
& odam**

48 St. Cleers Orchard  
Somerton  
Somerset  
TA11 6QU

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto:somerton@hollandandodam.co.uk)





## Directions

From Somerton Market Place follow west street turning left at The Triangle onto Sutton Road. Continue on Sutton Road and take the third right onto St. Cleers then left onto St. Cleers Orchard. Follow the road and 48 St. Cleers Orchard will be on your left hand side, indicated by our board.

## Services

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

## Local Authority

Somerset Council  
0300 1232224  
[someset.gov.uk](http://someset.gov.uk)

## Tenure

Freehold





## Location

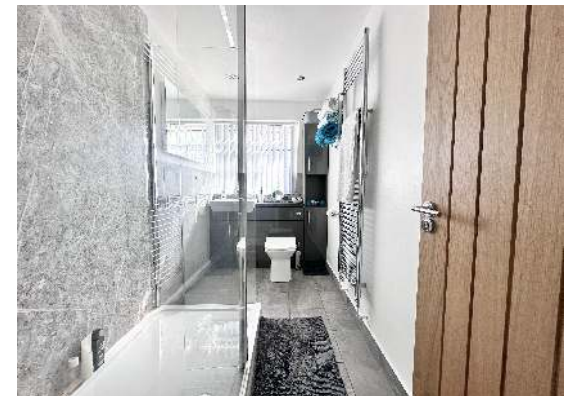
Somerton is a picturesque, rural town in the heart of Somerset. There are a good level of amenities within this beautiful Market town including some local, independent shops, Art Galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers 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

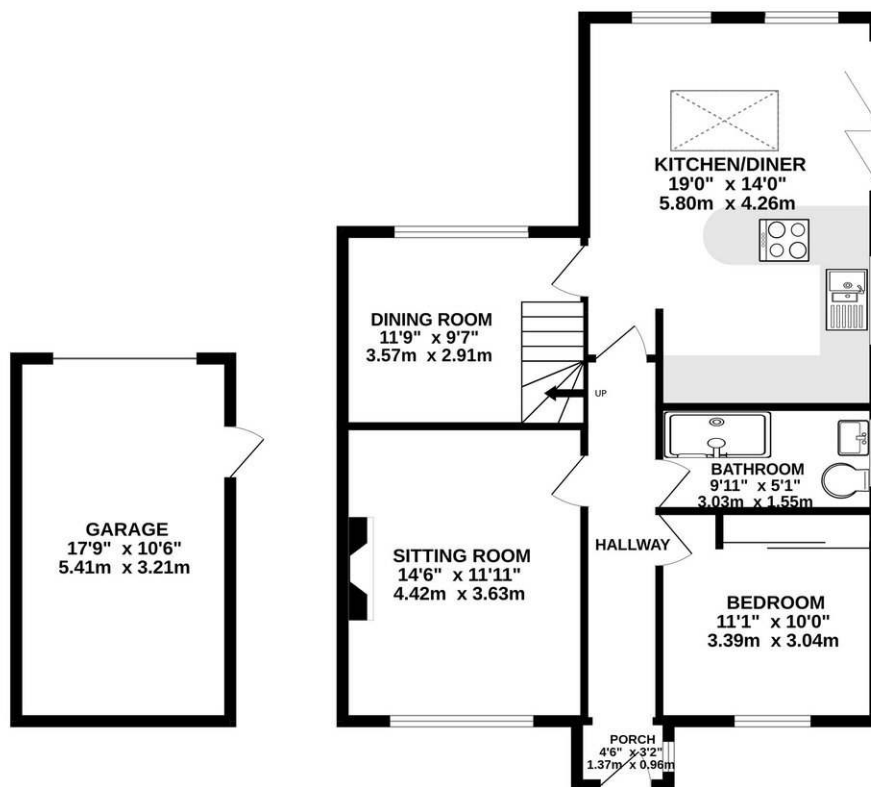
Situated on the edge of Somerton, this delightful three bedroom semi-detached bungalow offers immaculate extended living, garage, ample off-road parking, and an enclosed rear garden. The ground floor accommodation comprises of a spacious living room featuring a fireplace with inset wood burner, modern kitchen/family room, separate dining room, a double bedroom and a shower room. Two well proportioned bedrooms, with the master benefiting from an en-suite completes the upstairs accommodation.

Outside, you'll find a well-maintained, south-west facing garden with large decking area perfect for outdoor entertainment and relaxation. Fully enclosed, the garden further benefits from flower and shrub borders, patio, shingled area with pergola, fish pond and a raised vegetable plot tucked away. Although this garden is low maintenance, it certainly gives garden enthusiasts something to get stuck into. An ample paved driveway provides off road parking and access to a detached garage.

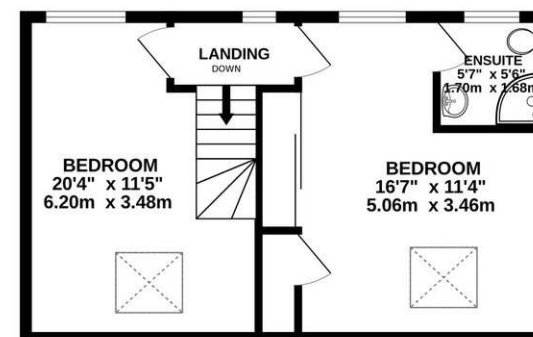
- Well presented and immaculate throughout, this bungalow is move-in ready
- Generous open plan kitchen/ family room, well equipped with built in appliances
- featuring a large breakfast bar and Bi-fold doors opening onto the garden
- Designed for flexibility, the separate dining room presents an ideal option for a fourth bedroom
- Large living room with wood burning stove
- Ground floor double bedroom and a family shower room
- The roof space has been converted to provide a master en-suite bedroom with plenty of natural light and built in wardrobes and a further double bedroom
- A south-west facing, private rear garden provides you with sun all through the day



GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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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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