



£310,000

At a glance...



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**holland
& odam**

26 Maple Drive
Somerton
Somerset
TA11 6FS

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place, Somerton head along West Street and bear right at the fork. At the mini roundabout take the first exit onto Langport Road B3153. Take the last turning on your right before leaving Somerton, onto Cartway Lane. At the mini roundabout, turn right onto Bancombe Road and take the third left into Maple Drive. Follow the road and keeping right, the property can be found shortly 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: £362.77 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

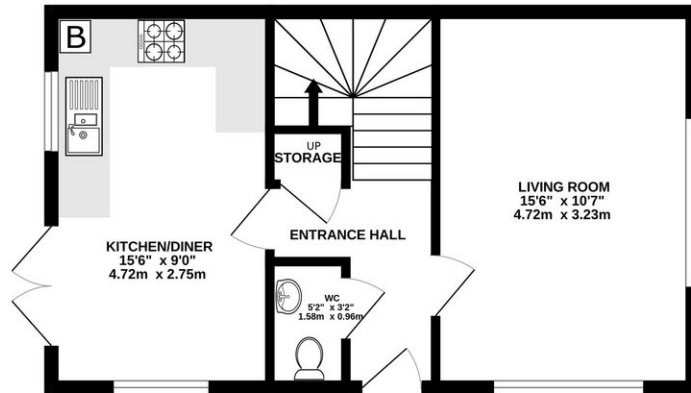
A well presented end of terrace property, constructed in 2022 by Bloor Homes with 8 years NHBC remaining, giving buyers piece of mind. Situated in an advantageous position within the development, benefiting from spacious surroundings. Accommodation comprising; entrance hall with convenient WC, stairs rising to the first floor accommodation with storage cupboard under, double aspect living room and double aspect kitchen/diner featuring some built-in appliances and patio doors open onto the rear garden. The first floor accommodation provides a landing with storage, master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

The rear garden has been designed for entertaining or relaxation, with a three tier layout of patio areas and shingle, keeping this garden easy to maintain. In addition, the current owners have installed a timber outbuilding to the rear with a covered seating area, ideal for various uses. There is allocated off road parking to the side of the property with space for two vehicles, beautifully framed by planted borders and additional visitors parking is also available.

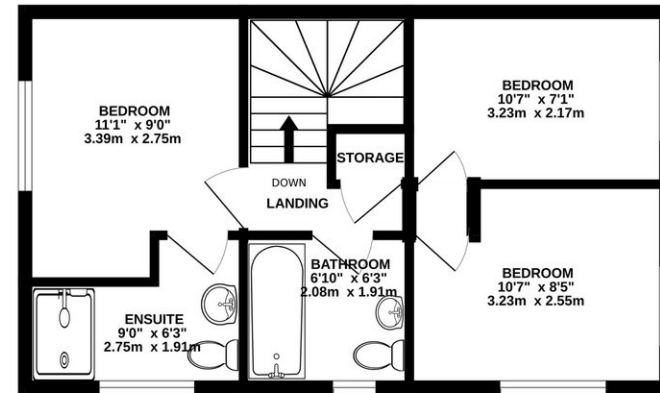
- Built by Bloor Homes and completed in 2022, with remaining NHBC guarantee
- Modern end of terrace home within Somerton Town
- Spacious living room, bright kitchen/diner and convenient WC
- Three bedrooms with family bathroom and master en-suite shower room
- Fully enclosed rear garden, with garden outbuilding addition
- Off road parking consisting of two allocated parking spaces and additional visitors parking



GROUND FLOOR
410 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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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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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