



£325,000

At a glance...



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**holland
& odam**

7 The Bakeries
Sutton Road
Somerton
Somerset
TA11 6TZ

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

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 second turning right onto The Bakeries.

7 The Bakeries is the first detached house on the left will be on your left, indicated by our board.

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 local, independent shops, art galleries, antiques, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dental surgery's, 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. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

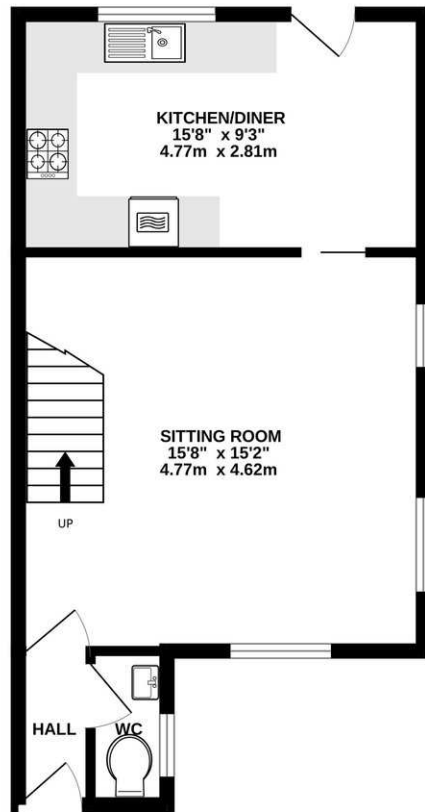
Insight

Located just a short walk from the heart of Somerton, this detached three-bedroom home offers spacious accommodation in a highly convenient setting. Ideally positioned within easy reach of the town's amenities, the property presents an excellent opportunity for a wide range of buyers. The ground floor features a generous kitchen/diner, a comfortable living room flooded with natural light from dual windows, and a practical downstairs WC off the entrance hall. Upstairs, the accommodation comprises three bedrooms and a well-appointed family bathroom. While the property is ready for immediate occupation, it also offers scope for some modernisation and personalisation to suit individual tastes. Additional benefits include driveway parking and modern gas central heating. A superb opportunity to acquire a home in one of Somerset's most sought-after market towns.

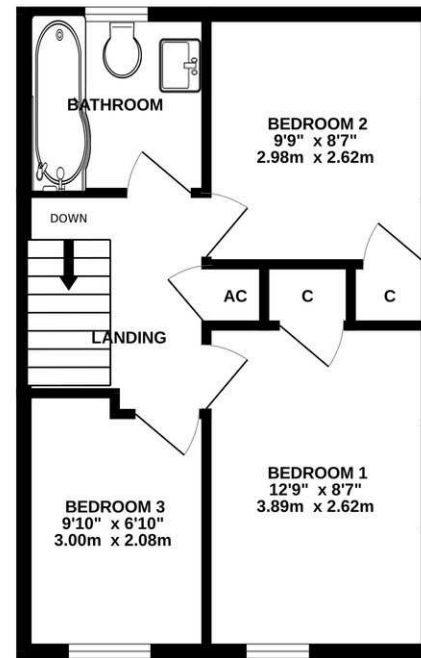
- The Bakeries is a small, sought-after residential close comprising just 9 properties, located on Sutton Road, within close proximity to the town centre
- Private low maintenance garden with patio area and convenient storage shed
- Three bedrooms, two with built in storage cupboards
- Family bathroom and WC
- Modern gas combination boiler
- Driveway parking



GROUND FLOOR



1ST FLOOR



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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