



£315,000

At a glance...



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holland
&odam

Lingdales 36 Polham Lane
Somerton
Somerset
TA11 6SP

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Place in Somerton head south towards Manor Ct. Turn left towards West St/B3165, then turn right onto West St/B3165. After 0.2 mi turn left onto The Triangle/B3165. Continue to follow B3165. Turn left onto Great Western Ln, then Continue onto Polham Ln, the property will be found on the right.



Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



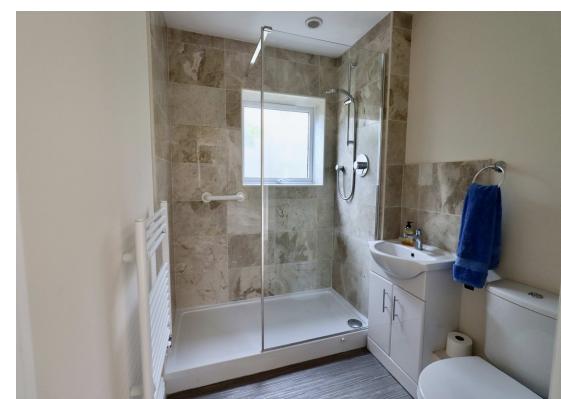
Location

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.

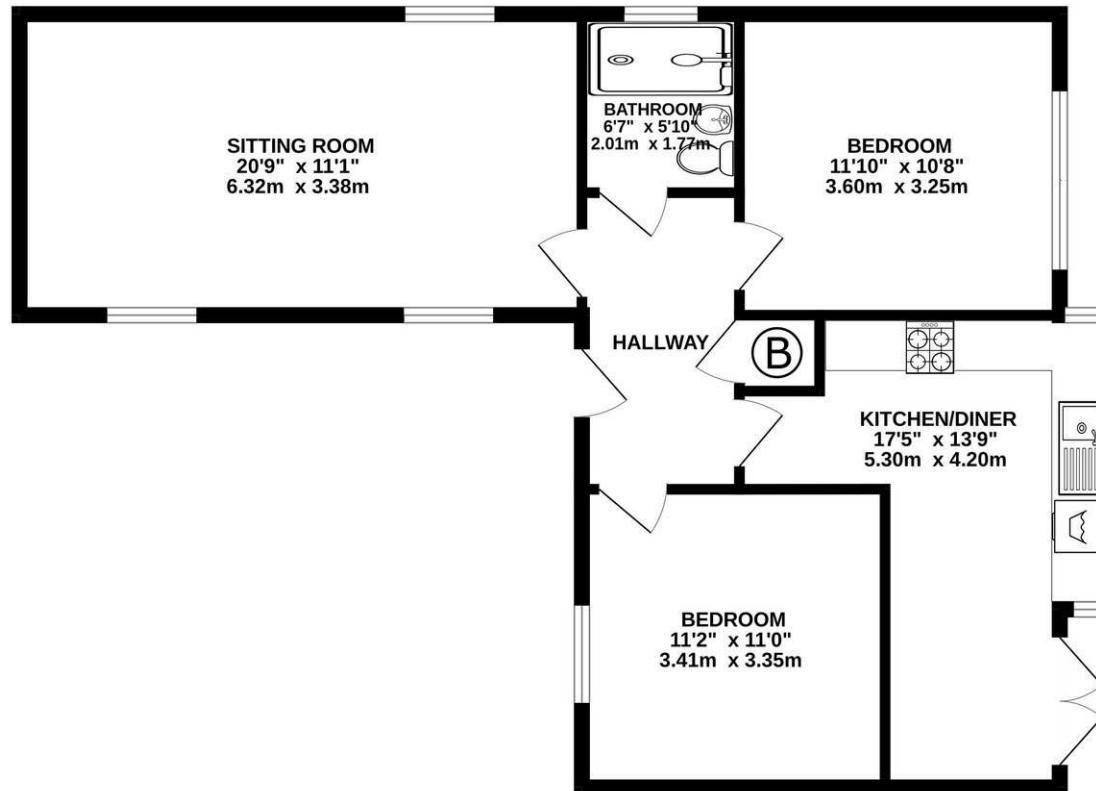
Insight

This beautifully maintained two-bedroom detached bungalow enjoys a quiet position on the edge of Somerton, just a short walk from the town centre and its range of amenities. Built in 2014 and offered to the market for the first time, this property has been carefully reconfigured by the current owners to maximise space and light.

- Detached modern bungalow in a peaceful residential setting.
- Offered with no onward chain.
- Convenient location within easy walking distance of the town centre.
- Generous off-road parking on a smart block-paved driveway.
- Bright and airy interior with flexible living space.
- Two spacious double bedrooms
- Detached modern bungalow in a peaceful residential setting.
- Well designed low-maintenance garden.



GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 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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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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