



£260,000

At a glance...



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**holland
& odam**

3 Millbrook
High Street
West Lydford
Somerton
Somerset
TA11 7DB

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Square, follow Broad Street and at the mini roundabout, turn right onto Horse Mill Lane. Continue down the hill and turn left at the T junction onto the B3151 and take the first right onto the B3153 towards Keinton Mandeville. Continue on the B3153 for 5 miles and at the traffic lights turn left onto the A37. Continue on the A37 for 0.2 miles and turn left onto High Street. 3 Millbrook will be found on your right.

Services

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

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

West Lydford is a welcoming and peaceful village with picturesque walks ideal for families and dog walkers alike, explore the village and local beauty spots via delightful footpaths along the River Brue, Church and superb community garden/orchard, 'Lydford Forest Garden' providing seating areas to encourage people of all ages to rest and enjoy the garden. Excellently placed for commuters being situated just off the A37 enabling easy access to the A303 (5 miles), Yeovil (12 miles) and Bristol (30 miles). For London commuters a direct line to Paddington from Castle Cary train station is just 3.5 miles (10 minutes). Local amenities include a fuel station with excellent mini-supermarket within half a mile, there are several good pubs.

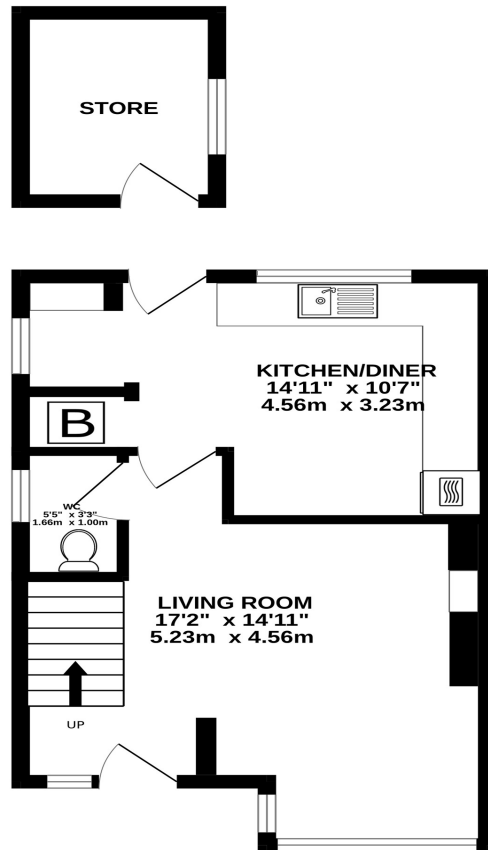
Insight

A refurbished and beautifully presented three-bedroom semi-detached home, ideally positioned in the heart of the charming Somerset village of West Lydford, between the towns of Castle Cary and Somerton. Surrounded by rolling countryside yet within easy reach of transport links and excellent schools, this stylish home offers the perfect blend of rural tranquillity and modern convenience. The property has been thoughtfully renovated throughout to a high standard, offering light, spacious and contemporary accommodation.

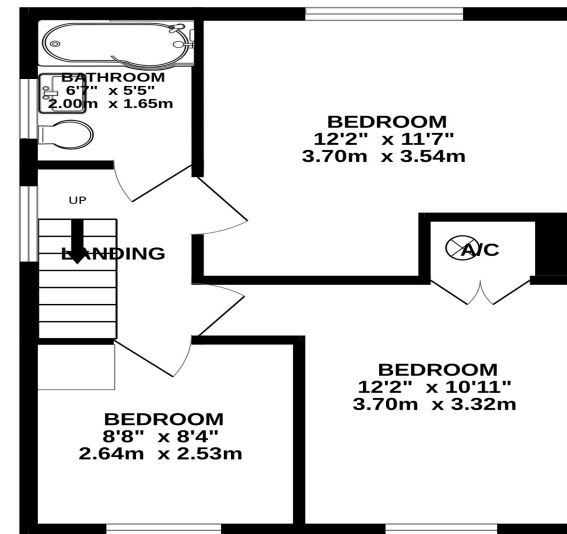
- Immaculately refurbished three-bedroom semi-detached home
- Located in the sought-after village of West Lydford
- Spacious sitting room with bay window and cloakroom
- Stylish kitchen/dining room with integrated appliances
- Three well-proportioned bedrooms with built-in storage
- Modern family bathroom with bath and overhead shower
- Enclosed lawned gardens to the front and rear



GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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