



£239,500

At a glance...



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**holland
& odam**

Honeysuckle Cottage
Langport Road
Somerton
TA116RT

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Pl, Somerton, Head south towards Manor Ct. Turn left towards West St/B3165 the turn right onto West St/B3165. Continue straight onto Langport Rd. At the roundabout, take the 1st exit onto Langport Rd/B3153. Continue down the road and the property will be on your left.

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.

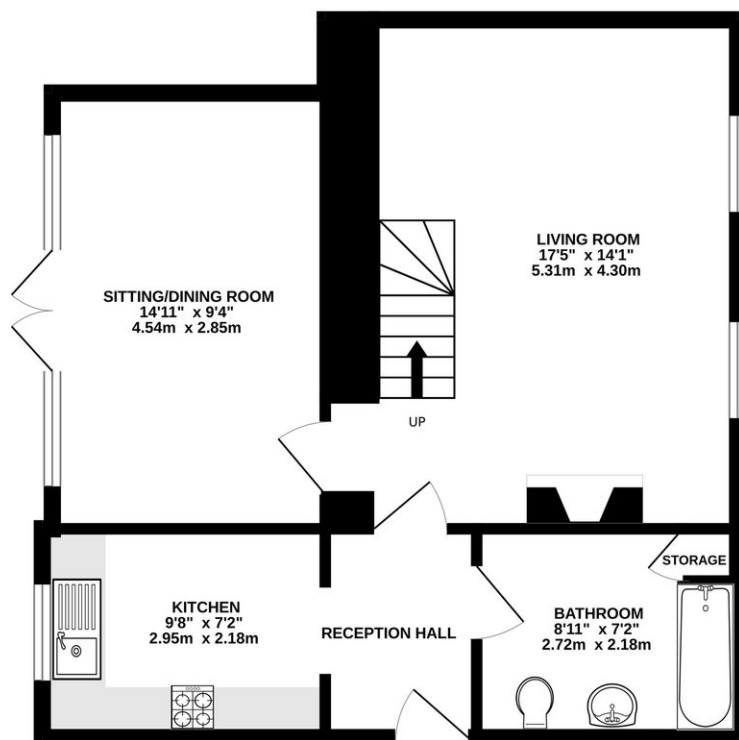
Insight

This beautifully presented 2 bedroom, detached period cottage offers charming and well-proportioned accommodation, full of character and modern comforts. Inside, you'll find an entrance hall with built-in storage, a well-equipped kitchen with space for appliances, a cosy living room featuring a gas fireplace and dual aspect windows, and a separate dining room with patio doors opening to the garden. The ground floor also includes a family bathroom with a white suite and electric shower. Upstairs, there are two bedrooms—one with a built-in wardrobe and boiler cupboard, and both with front-facing double glazed windows. Outside, the south-facing rear garden is beautifully maintained with a patio, lawn, flower borders, and a timber shed, plus a stone-built storage building. Fully enclosed and private.

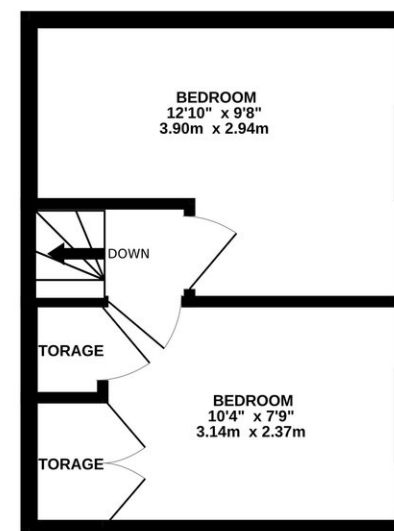
- Charming detached period cottage
- Two living rooms and a separate kitchen
- Two bedrooms and a downstairs bathroom
- Sunny south-facing garden with shed and storage
- Gas central heating and double glazing
- No off-road parking, but side access to the garden



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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