



Offers In Excess Of

£315,000

At a glance...



3



1



2

EPC

C

COUNCIL
TAX

C

**holland
& odam**

5 Hodges Barton
Somerton
Somerset
TA11 6QD

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, head south towards Manor Court. Turn left towards West St/B3165. Then take Langport Rd to Cartway Ln, Turn right onto West St/B3165, continue straight onto Langport Rd. At the roundabout, take the 1st exit onto Langport Rd/B3153. Follow Cartway Ln and Bancombe Rd to Hodges Barton in Somerton. Turn right onto Cartway Ln, then at the roundabout, take the 2nd exit onto Bancombe Rd. Turn right onto Hodges Barton and the property will be in front of you.

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.

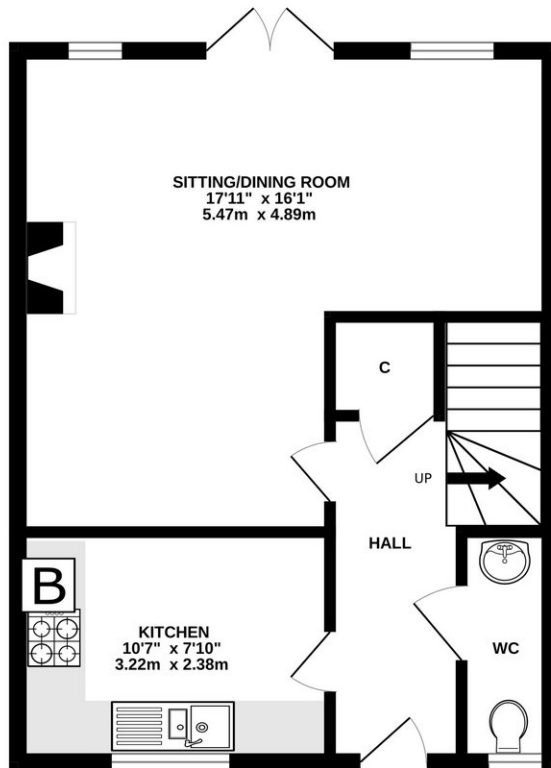
Insight

Positioned within a quiet close of just seven select homes, this attractive property combines traditional cottage character with modern convenience and comfort. The accommodation is thoughtfully laid out and comprises an entrance hall and cloakroom/WC, a well-appointed kitchen/breakfast room, a spacious open-plan living/dining area featuring a gas-fired woodburning stove and patio doors opening to the garden. Upstairs, the master bedroom benefits from an en-suite shower room, while two further bedrooms are served by a family bathroom. Externally, the home enjoys a beautifully maintained south-facing rear garden. Parking is convenient and generous, with an allocated space directly in front of the property and an additional allocated space within a communal carport. Visitor parking is also available within the close.

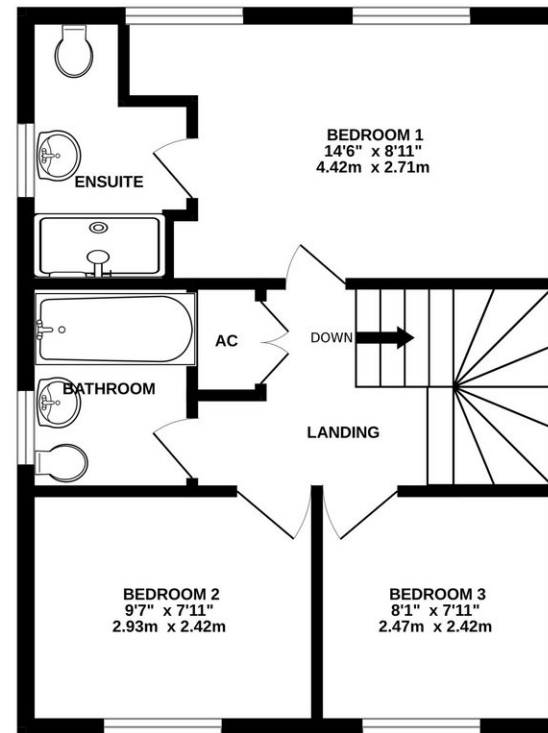
- Modern semi-detached cottage in an exclusive close of just seven homes
- Quiet and desirable location within walking distance of Somerton town centre
- Kitchen/breakfast room featuring exposed stone wall
- Three bedrooms including a master with en-suite shower room
- Family bathroom and ground floor cloakroom/WC
- Beautifully maintained south-facing rear garden with lawn, patio, and mature borders
- Two allocated parking spaces (one directly outside and one in a carport)



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.
Made with Metropix ©2025

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

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.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.