



£475,000

At a glance...



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**holland
& odam**

Stoneleaze
Sutton Road
Somerton
Somerset
TA11 6QP

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From The Market Place head west onto West Street. At The Triangle, keep left onto Sutton Road. Drive along Sutton Road for a short distance. The will be on the right-hand side before the turning to St Cleers.

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 three-bedroom detached home with an integral garage and driveway parking for up to four cars presents an excellent opportunity for buyers looking to modernise a spacious property in a desirable location.

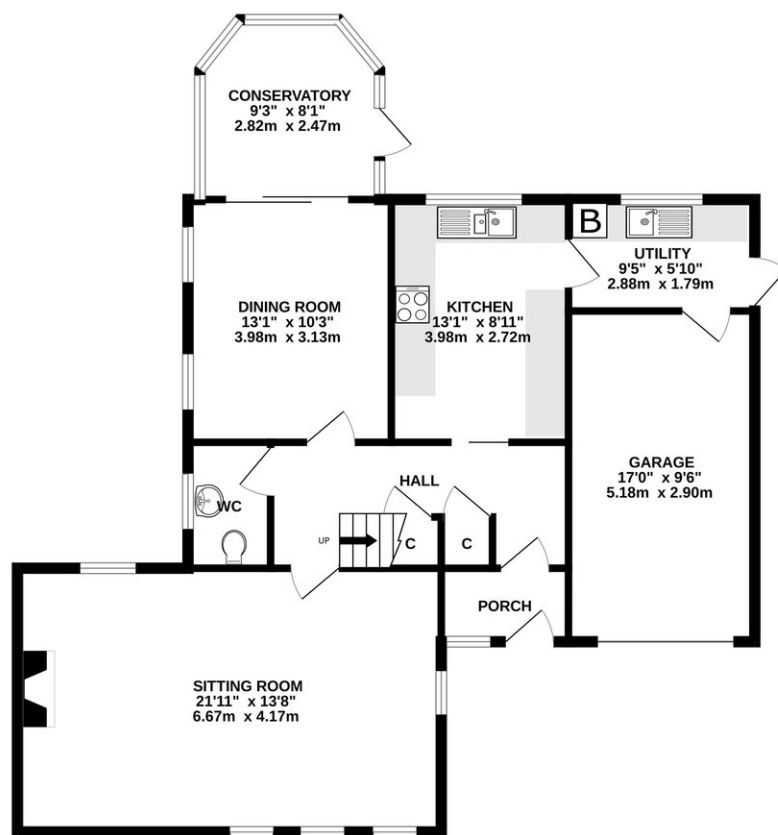
The ground floor accommodation includes a welcoming entrance hall, downstairs WC, a well-sized kitchen, and two reception rooms offering flexible living and dining space. To the rear, a conservatory overlooks the garden, providing an additional light-filled living area. Upstairs, there are three generous bedrooms, including a main bedroom with ensuite shower room, along with a family bathroom.

Externally, the property enjoys a good-sized rear garden, ideal for families, gardening enthusiasts, or entertaining outdoors. While the property would benefit from updating, it offers huge potential to create a comfortable and stylish family home.

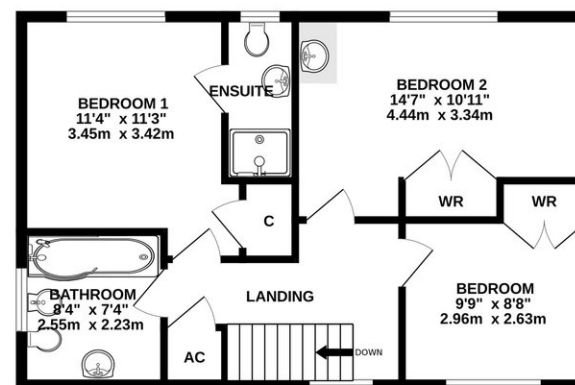
- Detached three-bedroom home
- Integral garage and driveway parking for up to four cars
- Two reception rooms plus conservatory
- Downstairs WC
- Main bedroom with ensuite
- Good-sized rear garden
- In need of modernisation with excellent potential



GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.4 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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