



£585,000

At a glance...



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**holland
& odam**

Pinewood House
18 Pinewood
Somerton
Somerset
TA11 6JR

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Market Square, turn left onto Broad Street, continue to North Street and at the mini roundabout take the first exit onto Behind Berry. Then take the first right into Pinewood, the property will be found on the right hand side just past the turning to Pinewood Drive.

Services

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

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

A charming and well-established detached home positioned in the heart of Pinewood, just a short walk from Somerton's amenities. This older property offers a generous and versatile layout with several reception rooms, a bright conservatory and a practical kitchen leading through to a useful utility area. The spacious hallway, traditional features and multiple bay windows add character, the ground floor also includes a convenient shower room for added flexibility.

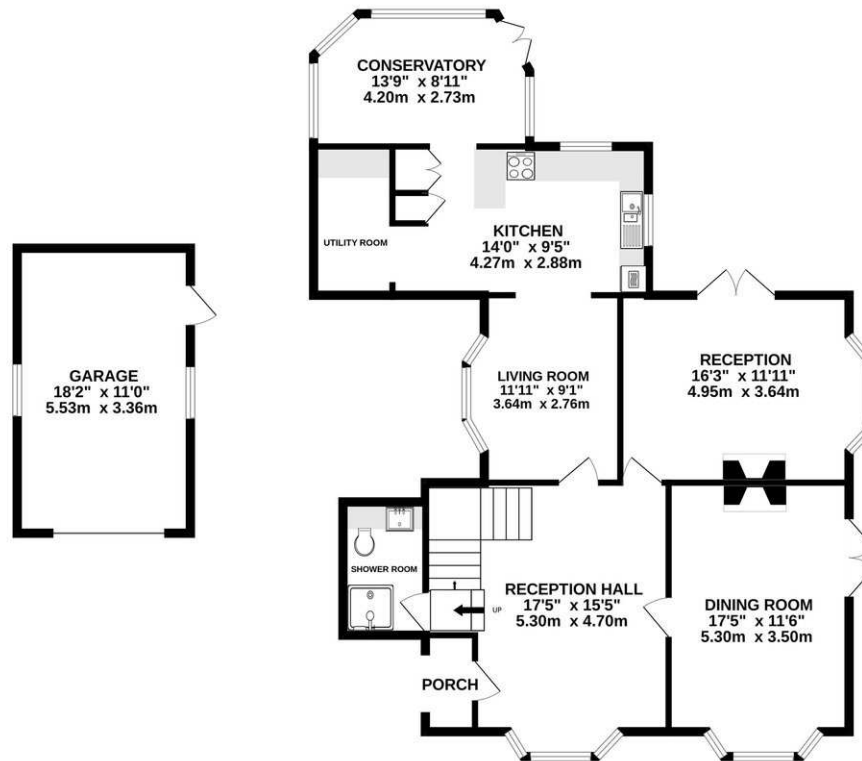
On the first floor, there are three comfortable double bedrooms and a family bathroom, all enjoying plenty of natural light and pleasant outlooks. The current arrangement provides ample space for everyday living, while also offering scope for further enhancement or extension (subject to necessary planning permission) if required. Built-in storage and a thoughtfully planned landing contribute to the home's practicality.

The house is set within surprisingly private gardens, screened by mature planting and featuring an attractive gated driveway with ample parking and access to the garage. The grounds include a sheltered courtyard, well-kept lawns and additional outbuildings such as a summer house, creating a lovely setting for outdoor entertaining or family use. This appealing property combines convenience, space and privacy in a sought-after location.

- Detached home
- Multiple reception rooms and conservatory
- Three generous bedrooms
- Bathroom and additional shower room
- Traditional features and bright interiors
- Private gardens with gated parking and garage
- Includes courtyard and summer house



GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 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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