



£150,000

At a glance...



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**holland
& odam**

29 Poppy Road
Somerton
Somerset
TA11 6BG

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow West Street to the mini roundabout and take the first exit onto Langport Road. Take the third turning into Poppy Road and follow the road around to the right. The property can be found on your left hand side at the T junction. For the properties allocated parking, turn left at the junction and the parking is immediately 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

Leasehold
Lease Term: 125 Years
Lease Remaining: 117 Years
Start Date: 01/01/2019
Annual Fees: £655.14 (Includes Ground Rent, Maintenance & Management Fees)
Freeholder: Abri



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

Built by David Wilson Homes, this well presented and spacious first floor maisonette offers modern, low maintenance living with approximately three years remaining on the NHBC warranty and updated carpets throughout by the current owner.

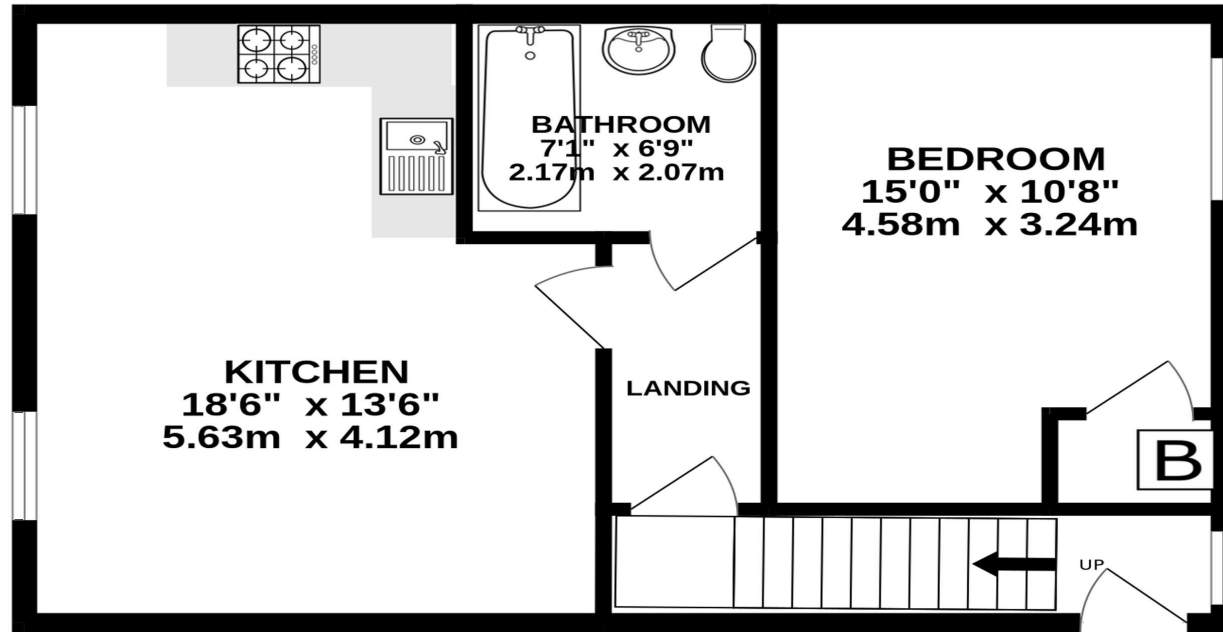
The property benefits from its own private entrance and comprises a generous double bedroom, a contemporary bathroom, and a bright open-plan kitchen/living space. Outside, there is an enclosed rear garden along with an allocated parking space.

Conveniently located within easy reach of Somerton town centre, this property represents an ideal first-time purchase or investment opportunity.

- First floor maisonette with private entrance
- Immaculate presentation with updated carpets throughout
- Approx. 4 years remaining NHBC warranty
- Gas central heating and double glazing throughout
- Spacious open-plan kitchen/living area
- Generous double bedroom
- Enclosed rear garden
- Allocated parking



FIRST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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