



£270,000

At a glance...



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**holland
& odam**

77 St. Cleers Orchard
Somerton
Somerset
TA11 6QX

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Market Place, Somerton follow West Street to the mini roundabout and turn left onto Langport. Take the second left into Gasson's Lane and first right into Sevenacres. Follow the road and continue into St. Cleers Orchard and the property can be found on your left hand side.

Services

Mains electricity, water and drainage are connected.
Electric 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

Occupying a generous plot and offered to the market with no onward chain, this spacious two-bedroom semi-detached bungalow offers comfortable single-storey living with excellent scope for modernisation.

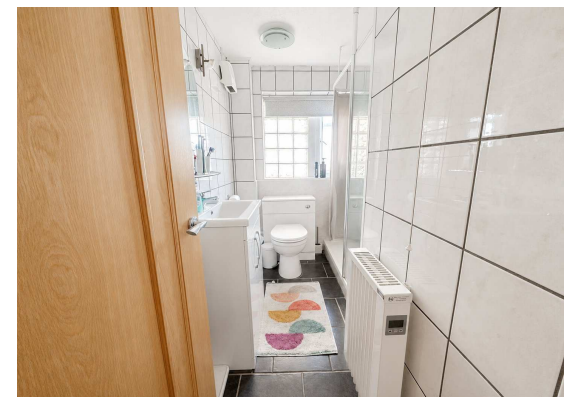
The well-proportioned accommodation comprises an entrance hall with useful storage cupboards, a bright living room, fitted kitchen/dining room and a large conservatory overlooking the private rear garden, providing an ideal additional reception space.

There are two generous double bedrooms, one benefiting from two double built-in wardrobes, together with a well-appointed shower room. The property is heated via wall-mounted electric radiators.

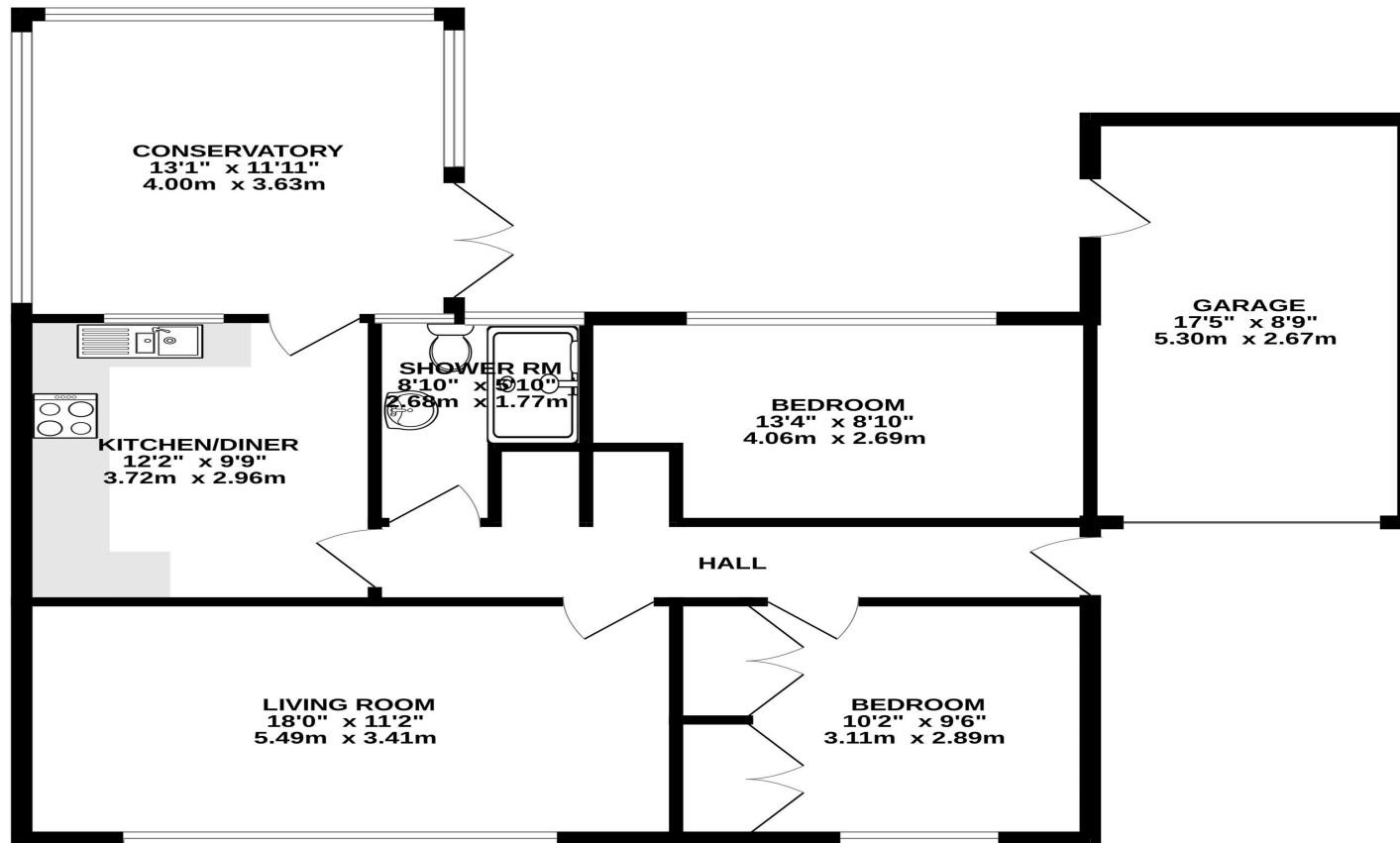
Outside, the bungalow enjoys a front garden, private driveway, single garage and a good-sized, enclosed rear garden offering a high degree of privacy.

Requiring some updating but offering excellent potential throughout, this is a fantastic opportunity for buyers looking to create a home to their own taste. Early viewing is highly recommended.

- Spacious two bedroom semi detached bungalow occupying a generous plot
- Offered to the market with no onward chain
- Bright living room and kitchen/dining room opening into a large conservatory
- Two generous double bedrooms, one with fitted double wardrobes
- Enclosed, private rear garden with plenty of space for relaxing or gardening
- Driveway providing off road parking together with a single garage
- Scope for modernisation, offering an excellent opportunity to personalise
- Ideal single storey home in a sought-after residential location



GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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