

£150,000

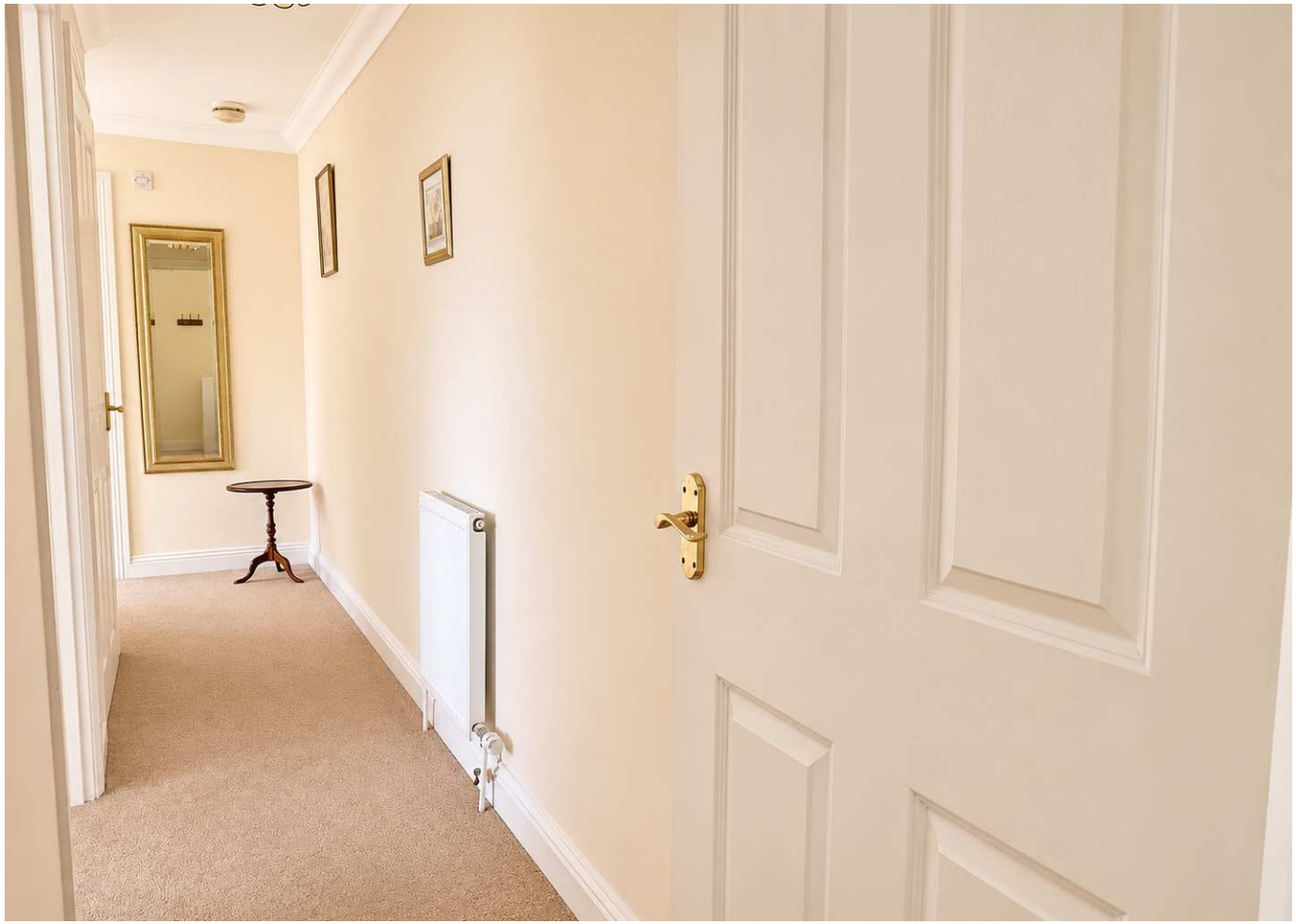
At a glance...

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holland &odam

8 Lion mews
Somerton
TA11 7JY

TO VIEW
Market Place, Somerton
Somerset, TA11 7NB
01458 785100
somerton@hollandandodam.co.uk



Directions

From our office in Somerton Market Place, head towards Broad Street and continue along the road. Turn right into Kirkham Street and then into Lion Mews, which is accessed from Kirkham Street on the left hand side, you will then find the property within the development.

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 from 24th June 1999
Remaining Term: 97 years
Freeholder: The Crown
Management Company: None
Ground Rent: £0
Maintenance & Service Charges: £0







Location

Somerton is a picturesque, rural town in the heart of Somerset. There is a good level of amenities within this beautiful Market town including many local independent shops, art galleries, antique shops, cafes and several public houses enjoying attractive beer gardens and restaurants. Somerton also offers a library, doctor and dentist surgeries, opticians, TSB bank, churches and schools, all within the town itself. 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. Additional amenites can be found in Yeovil (south) and Street (north) where the highly regarded Millfield School is located. For the 'festival goers' Glastonbury and Pilton are also within close proximity. Somerton is well positioned for travel, with easy access to the A303/ M5 and a well connected bus service. Mainline railway stations are located in Castle Cary, Yeovil and Taunton with direct links to Waterloo and Paddington.

Insight

A two bedroom first floor flat offering spacious and well proportioned accommodation, together with the benefit of its own ground floor entrance and allocated parking. The property also benefits from gas central heating. The accommodation is accessed via a ground floor entrance with stairs rising to the first floor hallway. From here, doors lead to two double bedrooms , a spacious sitting room providing ample space for both living and dining furniture, and a separate kitchen fitted with a range of cream wall and base units, wood effect worktops and space for appliances. The bathroom is fitted with a bath with over shower, wash hand basin and WC. A useful storage cupboard completes the property.

Outside, the property benefits from an allocated parking space situated nearby. The flat presents an ideal opportunity for first time buyers, investors or those looking to downsize.

- Spacious and well proportioned accommodation throughout
- Own private ground floor entrance
- Two double bedrooms
- Generous sitting room with space for living and dining furniture
- Separate fitted kitchen with space for appliances
- Bathroom with shower over bath
- Gas central heating
- Allocated parking space situated nearby

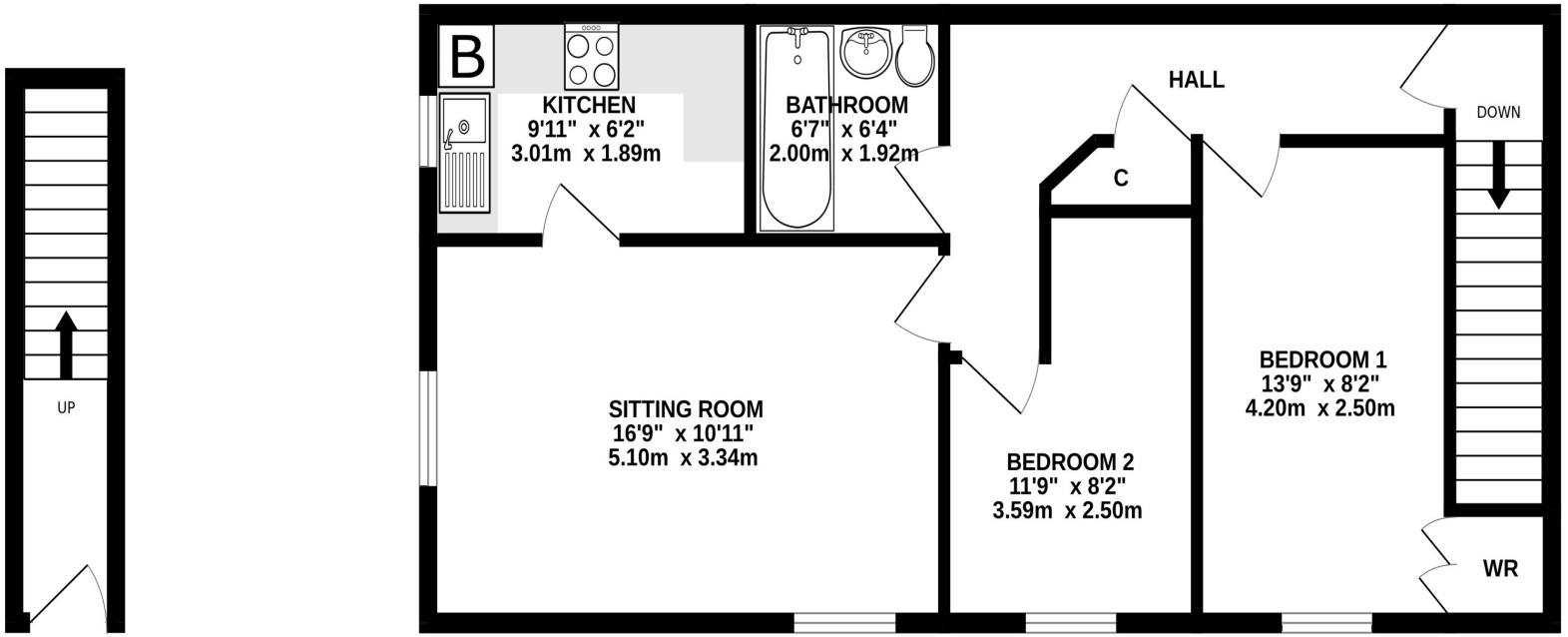






GROUND FLOOR
51 sq.ft. (4.8 sq.m.) approx.

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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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