



£325,000

*At a glance...*



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**holland  
& odam**

82 St. Cleers Orchard  
Somerton  
Somerset  
TA11 6QX

**TO VIEW**

Market Place, Somerton  
Somerset, TA11 7NB

**01458 785100**

[somerton@hollandandodam.co.uk](mailto: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 take the third left into St. Cleers Orchard and the property can be found on your left hand side.

## Services

Mains electricity, water (metered) and drainage are connected.

Oil central heating system.

18 PV Solar Panels (owned)

## 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 extended semi-detached home provides spacious and versatile accommodation, ideal for families looking to create a property tailored to their own tastes and requirements.

The accommodation begins with an entrance hall providing access to a convenient ground floor cloakroom, the integral garage and rear access. The kitchen/breakfast room offers ample space for everyday dining, while the generous living room features a fireplace and a dedicated dining area, with patio doors opening directly onto the rear garden patio.

On the first floor, there are five well-proportioned bedrooms, all serviced by a modern family bathroom with separate shower unit.

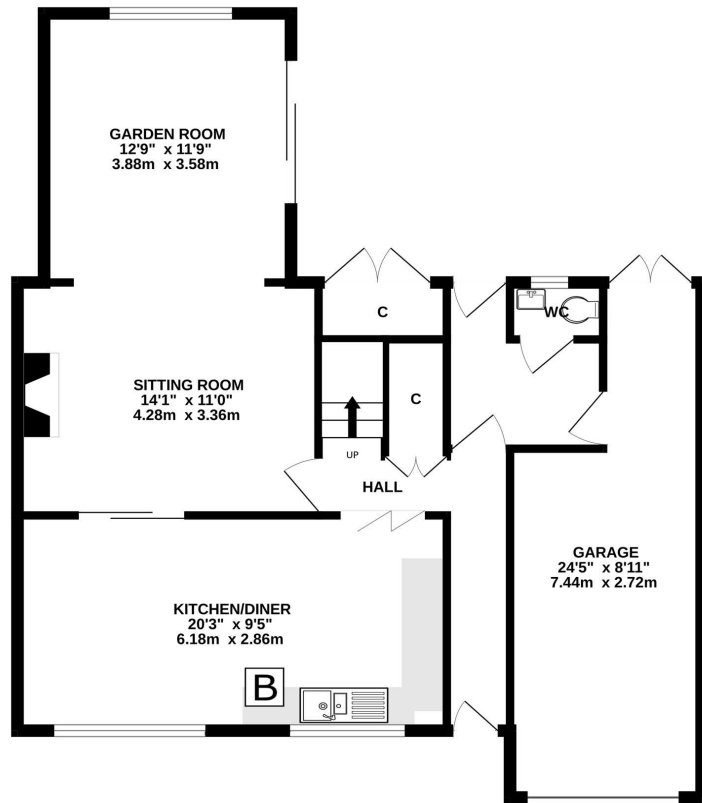
Outside, the property enjoys a particularly generous rear garden, comprising a substantial patio area immediately adjoining the house, ideal for outdoor entertaining, alongside a large lawn providing plenty of space for families, children and keen gardeners alike, with an additional patio area for entertaining. To the front, the low maintenance garden is laid primarily to shingle and is complemented by a driveway providing ample off-road parking.

Further benefits include owned solar panels, helping to improve the property's energy efficiency and reduce running costs.

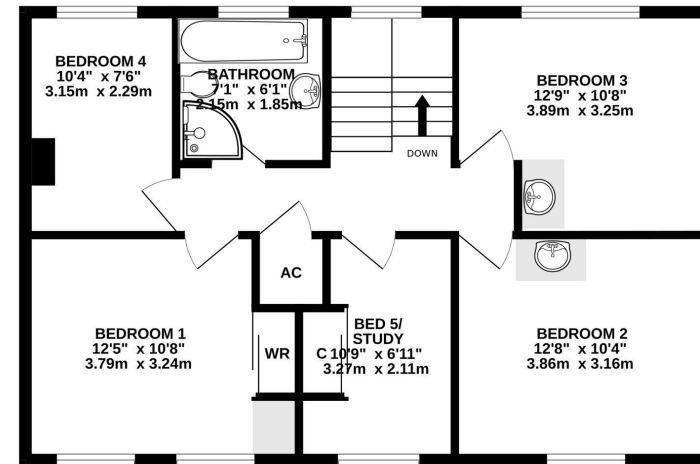
- Extended semi-detached family home offering spacious accommodation throughout
- Excellent opportunity to personalise to individual requirements
- Generous living room with feature fireplace and extended dining area
- Kitchen/breakfast room with ample space for everyday family living
- Five well proportioned bedrooms served by a family bathroom
- Ground floor cloakroom and integral garage
- Large rear garden with extensive patio
- Ample driveway parking, low-maintenance frontage and solar panels



GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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