



£360,000

At a glance...



3



1



1

EPC

D



D

**holland
& odam**

53 St. Cleers Orchard
Somerton
Somerset
TA11 6QY

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Somerton Market Place, follow West Street to the triangle and bear left onto Sutton Road and take the third right into St. Cleers and second left into St. Cleers Orchard. Follow the road around to the right and the rear of the property can be found on your left hand side.

Services

Mains electricity, water and drainage are connected.
Oil 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

A well presented detached bungalow offering stylish open plan living and generous outside space, set in a peaceful position with a south facing frontage overlooking open green space. Offered to the market with no onward chain, this modernised home is perfectly suited to downsizers, families or those seeking single storey living.

The heart of the home is the impressive open plan kitchen/living/dining space, thoughtfully designed to create a bright and sociable environment for both everyday living and entertaining featuring a cosy wood burner. This space flows seamlessly into two conservatories positioned to the front and rear, with the front enjoying a pleasant outlook over the garden, whilst the rear conservatory provides a practical utility area. There are three well proportioned double bedrooms, two of which benefit from built-in wardrobes, along with a modern family bathroom completing the accommodation.

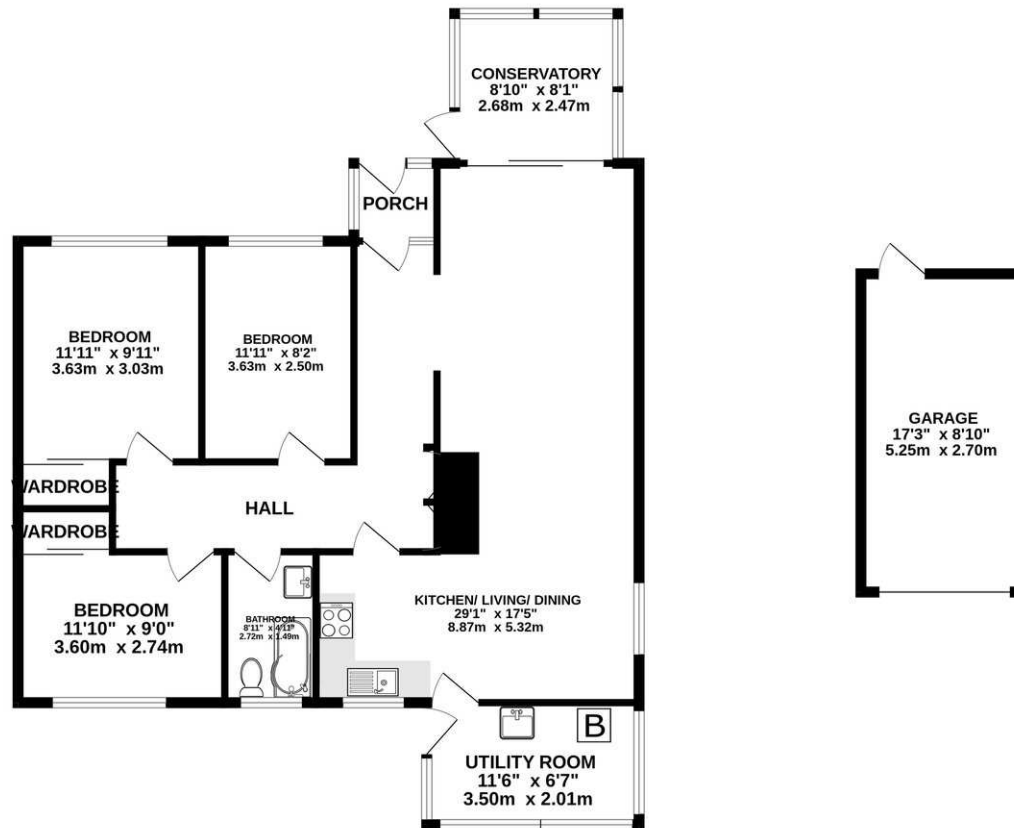
To the front, the property enjoys a desirable south facing aspect and is accessed via a pedestrianised pathway serving a small number of neighbouring bungalows. The open green space and mature tree border create an attractive and peaceful setting. The rear garden is fully enclosed and has been thoughtfully arranged to include areas of lawn, shingle and patio, providing a versatile and low-maintenance outdoor space ideal for relaxing or entertaining. There is a garden shed for storage, along with a side path and gate. The garden also offers pedestrian access directly to the garage.

The property further benefits from a single garage and off road parking in front, providing space for a couple of vehicles.



- Detached bungalow in peaceful setting
- Well presented throughout
- Open plan kitchen/living/dining space
- Two conservatories
- Three double bedrooms, two with built-in wardrobes
- Modern bathroom
- South facing front garden overlooking green space
- Fully enclosed rear garden with lawn, patio and shingle areas
- Garage and off-road parking
- No onward chain

GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.7 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.
Made with Metreplex ©2026

DISCLAIMER

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the

title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION. Personal information provided by customers wishing to receive information and/or services from the estate agent and the Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.



Call us now to view: **01458 785100**