



£450,000

At a glance...



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**holland
& odam**

Kirkham Farmhouse
Kirkham Street
Somerton
Somerset
TA11 7NN

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

(On foot) From the Market Place in Somerton, follow Kirkham Street and the property can be found shortly on your left hand side.

(By car) Follow Kirkham Street and the property can be found shortly on your left hand side. Take the archway just after the property and follow it around to the left. Tandem parking is available at the back of the property.

Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold
Conservation Area



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

Kirkham Farmhouse is an attractive and immaculately presented townhouse, ideally positioned just a short walk from Somerton's charming Market Place and the town's excellent range of local amenities.

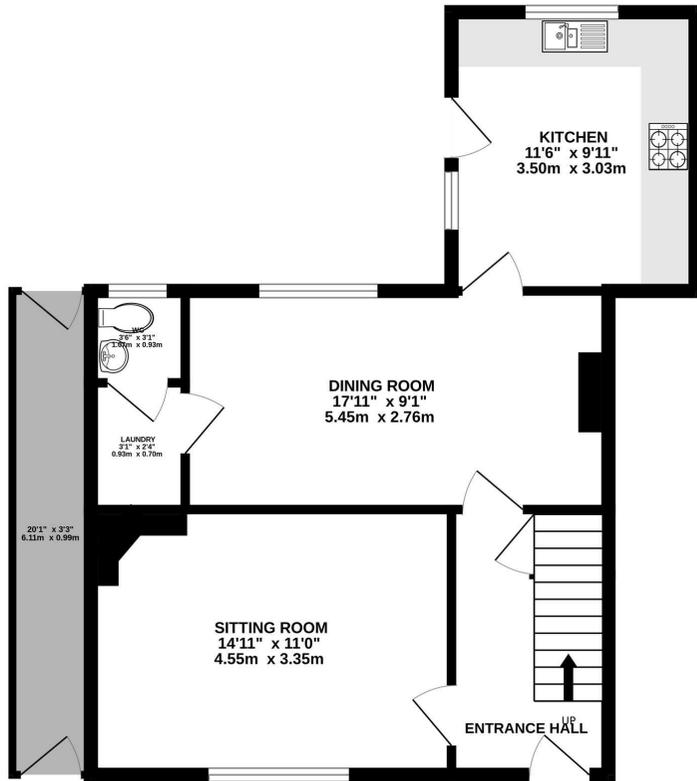
The property offers well-proportioned and versatile accommodation comprising an entrance hall, sitting room, separate dining room, downstairs WC and a kitchen/breakfast room. Upstairs there are three bedrooms, including one benefiting from an en-suite shower room, together with a good sized family shower room.

Outside, the property enjoys an enclosed courtyard garden providing a pleasant space for outdoor seating and entertaining, along with the added benefit of two allocated tandem parking spaces.

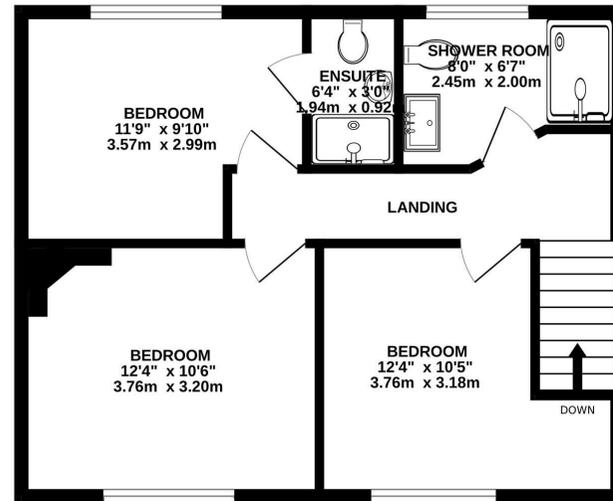
- Prime position just moments from Somerton Market Place
- Immaculately presented throughout, ready to move straight into
- Attractive town house with well balanced accommodation
- Three well-proportioned bedrooms, including one with en-suite
- Enclosed private garden ideal for outdoor seating and entertaining
- Two allocated parking spaces, a rare benefit so close to the centre
- Within easy walking distance of independent shops, cafés and everyday amenities
- Ideal as a low maintenance home, lock up and leave or investment



GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 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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