



£475,000

At a glance...



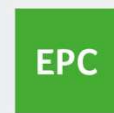
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COUNCIL TAX

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**holland
& odam**

Ivydene
Langport Road
Somerton
Somerset
TA11 6RT

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

From The Market Place in Somerton on foot or by vehicle, follow West Street keeping right at the fork. At the mini roundabout turn right onto Pound Pool and Ivydene is located on your left hand side.

Alternatively, follow Broad Street and at the mini roundabout, turn left onto Behind Berry. Follow the road around the left hand bend onto Pound Pool and the property can be found on your right hand side.

Services

Mains electricity, gas, water and drainage are connected. Gas 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 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 amenities 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 detached property situated in the heart of Somerton, offering spacious and versatile accommodation including a well-equipped self-contained one-bedroom annexe. Requiring modernisation and improvements throughout, the property presents an excellent opportunity for purchasers looking to update and add value to a substantial home in a convenient town location.

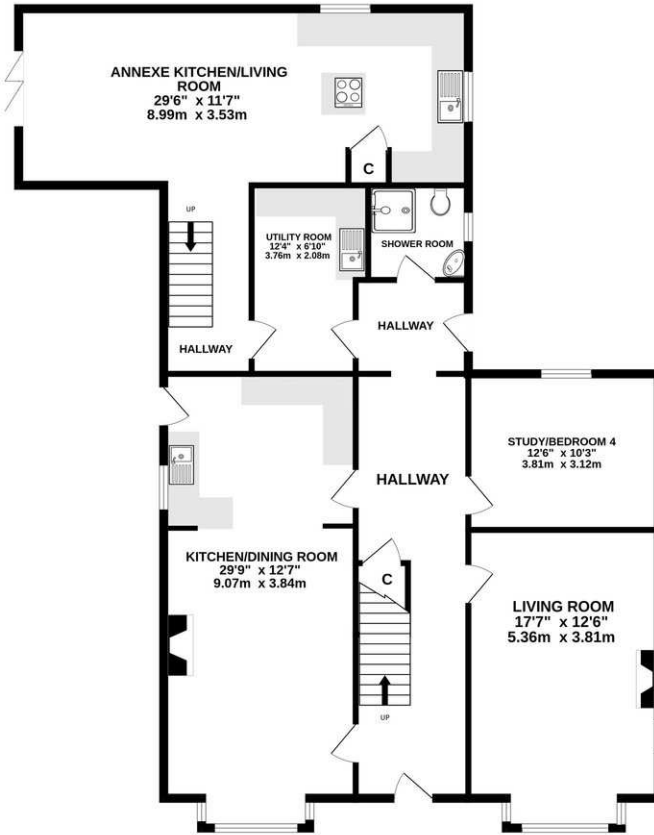
The main house offers generous accommodation comprising an open plan kitchen/dining room, living room, study/ground floor bedroom, downstairs shower room and a useful utility room. Upstairs, there are three well-proportioned double bedrooms and a large family bathroom. Whilst the property would benefit from cosmetic updating and general refurbishment, it offers excellent potential for a buyer to create a fantastic family home tailored to their own tastes and requirements.

The attached annexe comprises an open plan living/kitchen/dining space with stairs rising to a double bedroom with en suite shower room, lending itself to a variety of potential uses including accommodation for extended family, guest space or possible income potential, subject to any necessary consents. Outside, there is a good size private rear garden predominantly laid to lawn with a large patio seating area, together with ample driveway parking and an attached car port. Offered to the market with no onward chain.

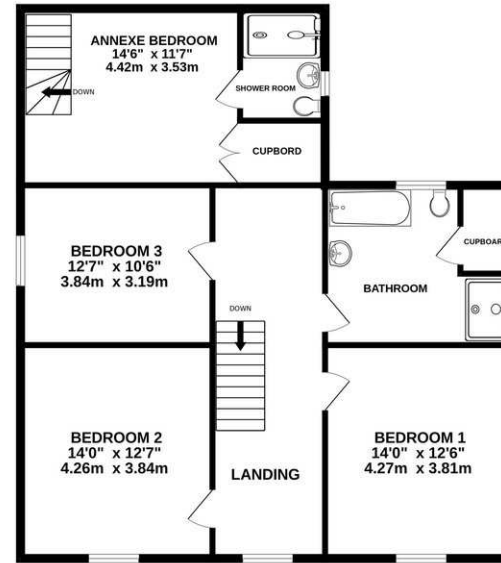
- Detached home with self-contained one-bedroom annexe
- Requiring modernisation and improvement throughout
- Excellent opportunity to add value and personalise
- Spacious and versatile accommodation arranged over two floors
- Open plan kitchen/dining room and separate living room
- Three generous double bedrooms in the main house
- Private rear garden with patio and lawn area
- Ample driveway parking and attached car port



GROUND FLOOR
1507 sq.ft. (140.0 sq.m.) approx.



1ST FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2533 sq.ft. (235.3 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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DISCLAIMER

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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.

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