



£325,000

At a glance...



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**holland
& odam**

Torridon
Northfield
Somerton
Somerset
TA11 6SL

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



Directions

From Market Place, Somerton follow Broad Street into North Street and at the mini-roundabout turn left onto Behind Berry. Take the third right and continue on Behind Berry. Turn right into Highfield and left into Waverley. Follow to the end of the road 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 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

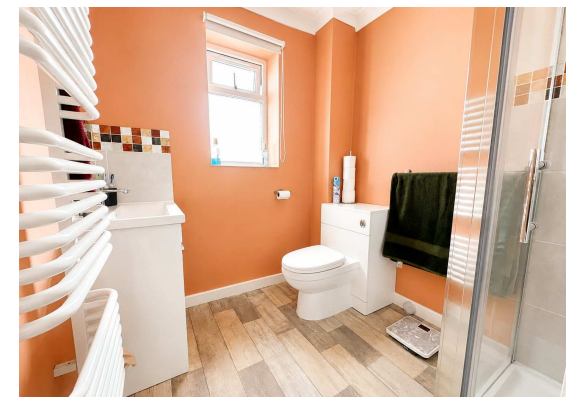
Built in 2010, this is a detached home offering well-presented and practical accommodation throughout. The ground floor comprises an entrance hallway, a fitted kitchen with ample storage and integrated appliances, a spacious sitting/dining room with French doors opening onto the rear courtyard, a useful side porch with access to the garage, and a downstairs WC.

Upstairs, the property offers three bedrooms, all benefiting from built-in wardrobes, alongside a family shower room. A second WC is also located on the first floor, adding further convenience for family living.

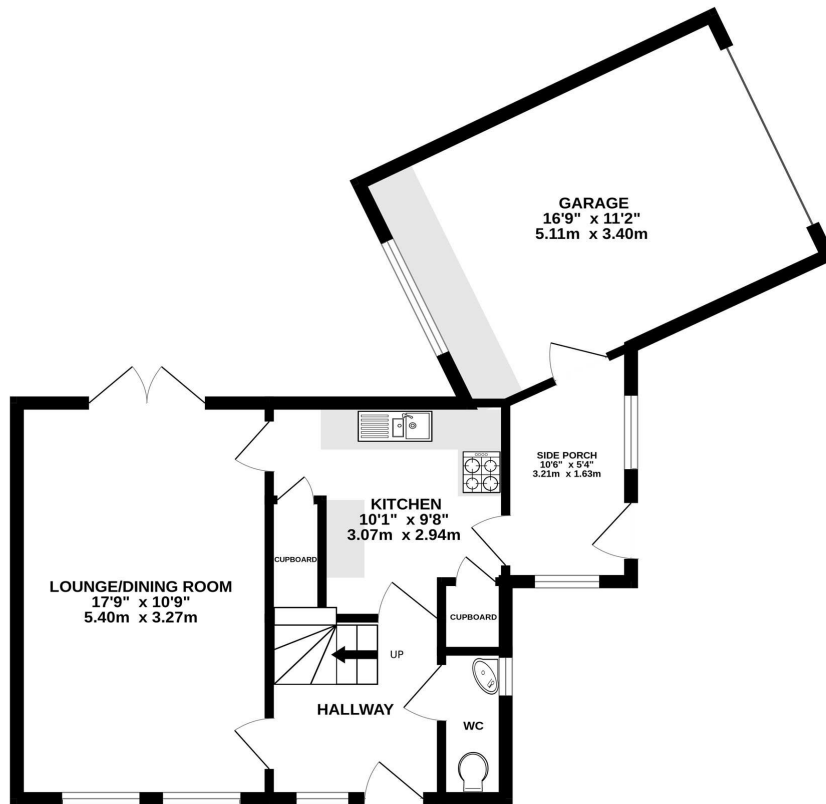
Occupying a desirable corner plot, the property enjoys off-road parking accessed via vehicular gates, a larger than average single garage/workshop and attractive outside space. The south west facing front garden is screened by part wall and fencing and mainly laid to lawn with patio seating areas, while the enclosed rear courtyard provides a private and low-maintenance outdoor space.



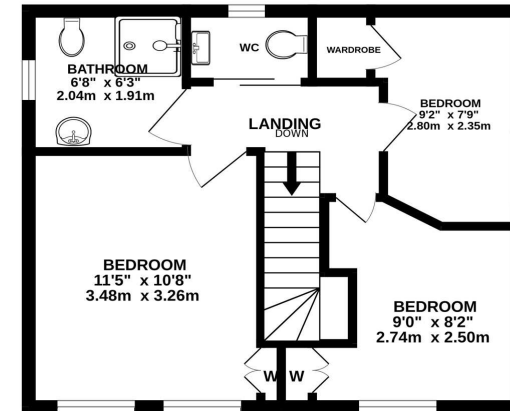
- Detached corner plot home
- Three bedrooms with built-in wardrobes
- Spacious sitting/dining room
- Downstairs WC
- Shower room and separate first floor WC
- Gated parking & large garage
- South west facing garden



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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