



£280,000

At a glance...



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**holland
& odam**

15 Sevenacres
Somerton
Somerset
TA11 6HF

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From the Holland & Odam office in Market Place, head west along West Street and continue to the mini-roundabout. At the mini-roundabout, turn left onto Langport Road (B3165). Continue along Langport Road, then take the second left into Gassons Lane. Take the first right into Sevenacres and continue along the road, where the property can be found on the left-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

This semi-detached property offers spacious and versatile accommodation, with multiple living areas, three bedrooms and a good-sized rear garden.

The accommodation begins with an entrance hall leading through to a living room, enjoying plenty of natural light from the large front-facing window. A separate dining room provides ample space for a family dining table and benefits from direct access into the conservatory, creating an indoor-outdoor living space. The kitchen provides good storage and worktop space, together with an integrated oven, gas hob and space for further appliances.

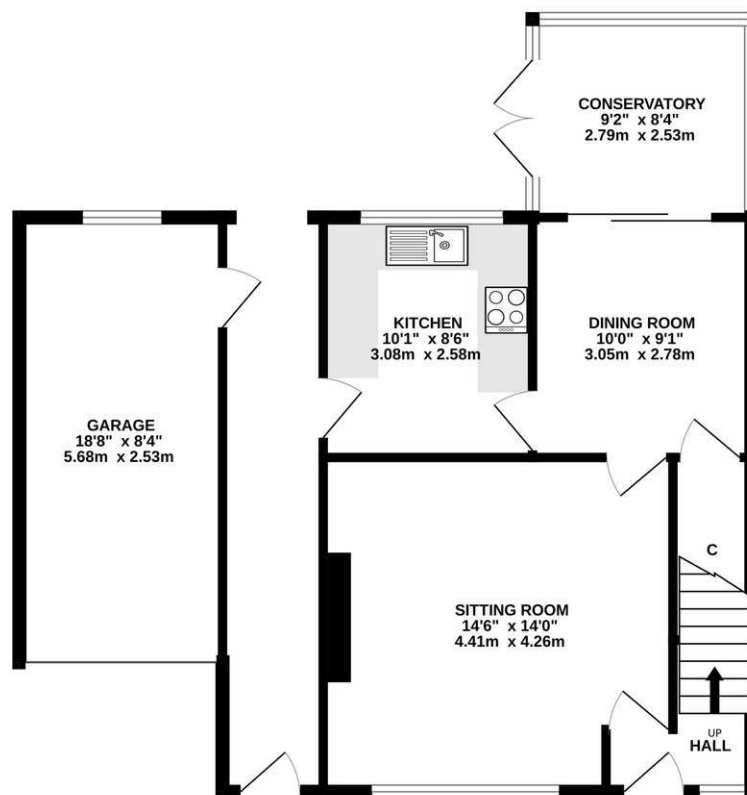
Upstairs, the property offers three bedrooms, comprising two well-proportioned doubles and a further single bedroom, the first floor is completed by the family bathroom and a separate WC.

Outside, the rear garden offers a combination of patio and lawn, with established planting and plenty of scope for a new owner to make the space their own. The front of the property features a small front garden alongside a driveway and single garage, with a covered walkway between the house and garage, providing useful sheltered access.

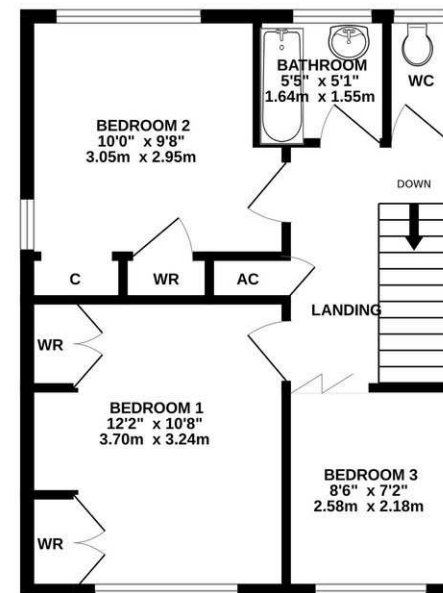
- Spacious and versatile three-bedroom home
- Generous living room with large front-facing window
- Separate dining room with access to the conservatory
- Fitted kitchen with good storage and worktop space
- Two double bedrooms and a further single bedroom
- Family bathroom and separate WC
- Good-sized rear garden with patio and lawn



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.6 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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