

£360,000

At a glance...

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EPC	B
COUNCIL TAX	D

holland & odam

9 Lavender Lane
Somerton
Somerset
TA11 6GB

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



Directions

From the Market Place in Somerton, head north-east towards Broad Street. At the mini roundabout, take the first exit onto Behind Berry. At the next roundabout, take the second exit onto Langport Road (A372). Continue along Langport Road for approximately half a mile before turning right into Cartway Lane. Follow Cartway Lane and take the first right into Lavender Lane. Continue along Lavender Lane, where the property will be found on your 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
Estate/Management Charges £328.64 PA







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 2023 by the reputable Allison Homes, this beautifully presented three-bedroom detached home occupies a pleasant position within the sought-after Buttercross Meadow development on the edge of the popular Somerset town of Somerton. Offering well-balanced accommodation throughout, the property has been thoughtfully designed to suit modern family living, combining style, practicality and energy efficiency.

A welcoming entrance hall provides access to the living room, kitchen/dining room and stairs rising to the first floor. The spacious dual-aspect living room enjoys an abundance of natural light, while the contemporary kitchen/dining room spans the full depth of the property, providing an excellent space for everyday living and entertaining. Fitted with a modern range of units, the kitchen also benefits from a useful under-stairs storage cupboard and French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor is a convenient cloakroom.

The first floor comprises three generous bedrooms, including a principal bedroom benefitting from its own en-suite shower room, a further generous double bedroom and an additional bedroom. A modern family bathroom serves the remaining accommodation, while a useful storage cupboard on the landing provides practical additional storage.

Outside, the enclosed rear garden has been attractively landscaped with mature planted borders, creating a colourful and private setting to enjoy throughout the seasons. The property further benefits from a single garage and tandem driveway parking.



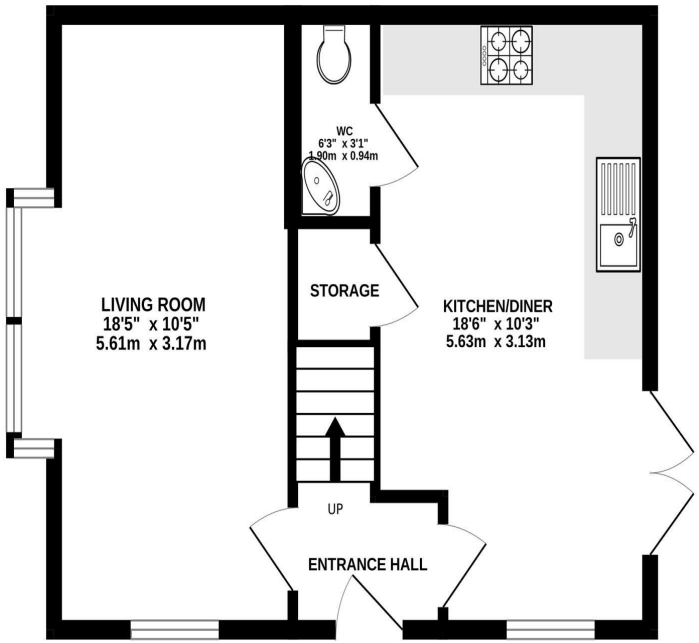


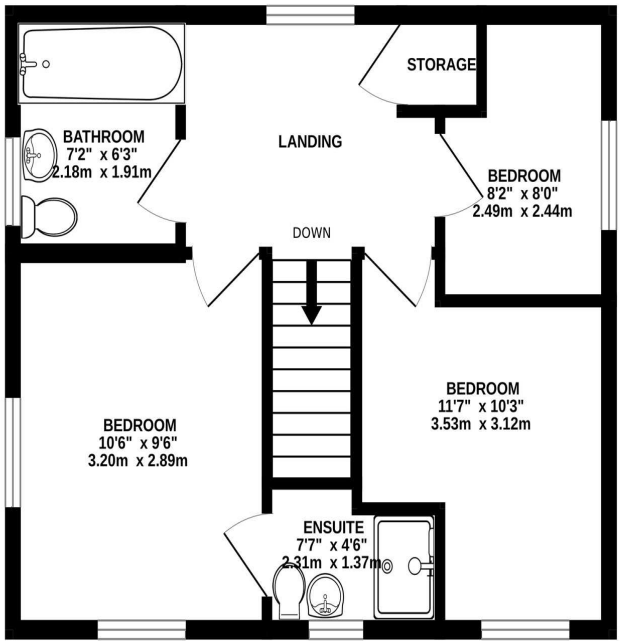


- Built by Allison Homes in 2023
- Detached three-bedroom home
- Spacious dual-aspect living room
- Kitchen/dining room with French doors to the garden
- Principal bedroom with en-suite shower room
- Landscaped rear garden with mature planted borders
- Single garage and tandem driveway parking
- Sought-after Buttercross Meadow development

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.





TOTAL FLOOR AREA : 834 sq.ft. (77.4 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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